

HOUSECLUB
ESTATE AGENCY

17 Peacock Lane, Hest Bank, Lancaster, LA2 6JA

£360,000









Inside The Home

Upon entering the property, an Entrance Vestibule leads into a large Entrance Hall, providing access to the main living accommodation and stairs to the first floor. A useful understairs storage cupboard offers additional practicality with ample storage.

The open-plan Living and Dining room provides a welcoming space for both relaxation and entertaining loved one. The Living area is centred around a gas fireplace, creating an attractive focal point, while the Dining area enjoys views over the rear garden and provides ample space for a sizeable dining table.

To the rear, the extended Kitchen Diner offers an excellent amount of space, with ample room for additional dining. Extended in 1980's, this area is fitted with a range of wall and base units with complementary worktops over and fitted with a range of appliances including a freestanding oven with a four ring gas hob above, with plumbing for both a washing machine and dishwasher, and space for a fridge freezer. A UPVC double glazed door provides easy access to the rear of the home making it ideal to sit out with a morning coffee.

To the first floor, three generous bedrooms can be found, with the principal bedroom benefitting from a range of built-in wardrobes, providing ample storage. Completing the accommodation, a three-piece shower room can be found with sufficient space to accommodate a bath should a future purchaser wish to reconfigure the room. Discreatly enclosed in a cabinet, a gas central heating boiler can be found.

This is a well-proportioned family home offers versatile living accommodation, scope for personalisation and generous gardens and is offered to the market with a No Chain sale.

Let's Take A Closer Look At The Area

Hest Bank is a highly desirable coastal village located just north of Lancaster, offering a unique blend of seaside charm, countryside surroundings and convenient access to local amenities. Situated on the Morecambe Bay coastline, the village is renowned for its stunning views across the bay towards the Lakeland fells, with picturesque walks along the promenade and nearby salt marshes. The village itself offers a range of local amenities including a popular village pub, a convenience store and excellent transport links with Carnforth railway station, providing easy connections to Lancaster and the West Coast mainline. With highly regarded primary and secondary schools near by, this home ideally caters for families and retirees, with bus stops located at the end of the Peacock Lane.

Let's Step Outside

Externally, the property boasts a substantial wrap-around garden, offering excellent outdoor space to enjoy. The gardens feature areas laid to lawn, mature planted borders and established hedging to both the front and rear, with a detached garage to complement. Complete with light and power, this provides useful storage or workshop potential, while the extensive off-road parking comfortably accommodates multiple vehicles.

Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA631527.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band E. For more information, please see online or contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

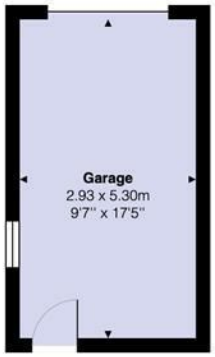










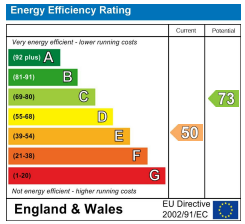


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Total Area: 120.8 m² ... 1301 ft²



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