





The accommodation

The spacious accommodation within this true bungalow is accessed from the front elevation into a welcoming entrance hallway. There are three very well proportioned bedrooms, a bathroom, a separate WC, a lounge which opens into a separate dining area, a conservatory and a spacious fitted kitchen. The substantial loft space is accessible from a pull down loft ladder situated in the hallway and should be investigated for those looking at adding space to this already sizable home. (subject to the necessary consents or permissions).

Let's look outside

The property boasts lawned frontage and a driveway which could hold several vehicles. Beyond that is a spacious double garage. The overall plot measuring approximately 0.17 acres is completed by a well maintained, private and enclosed lawned rear garden with a raised patio and decorative flower and shrub bed borders.

The location

Haverbreaks by its very definition is one of the most desirable locations in the city of Lancaster and surrounding. The established, private residential estate is well looked after and extremely highly sought after You are surrounded by natural landscapes with the canal on one side and surrounding fields and trees giving a rural feel, whilst enjoying all the benefits of city living as Lancaster is just over a mile away along Ashton Road.

You are also within the catchment areas for excellent local primary and secondary schools, with two universities close by, making this an ideal acquisition for the growing family or established professional. For those who travel for work, M6 junction 33 provides easy access to the surrounding cities, towns and villages. When you're not working, you can enjoy beautiful walks along the canal path, or the nearby green spaces of Greaves Park and Williamson's Park. There is a reason why this location is so in-demand!

The situation

The property is offered for sale with vacant possession and no onward chain.

Services

The property is serviced with gas, electricity, mains water and drainage. The boiler is situated in the substantial loft space.

Tenure

The property is Freehold with title number LAN80216.

Council Tax

Band E via Lancaster City Council.

Viewings

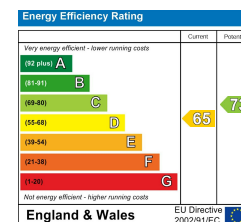
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Energy Performance Certificate

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