





Inside The Home

Occupying a generous corner plot, this well-presented two-bedroom semi-detached home has been thoughtfully maintained and updated, offering comfortable living spaces that are ready to move straight into.

Enter through the recently installed composite front door into a welcoming entrance hallway. To the right, the spacious lounge provides a warm and inviting atmosphere, centred around an attractive electric fireplace perfect for cosy evenings at home. Leading through to the kitchen, you'll find a range of wall and base units complemented by contrasting work surfaces and an inset stainless steel sink with drainer. The kitchen is well-equipped with an integral electric oven, a four-ring gas hob with extractor hood, a handy pull-out pantry and plumbing for a washing machine. French doors open directly onto the rear garden, allowing natural light to flood the space and creating an ideal setting for everyday living and entertaining. Additional features include a Worcester gas central heating boiler, laminate flooring, stylish recessed downlighting and ample power points.

To the first floor, the property offers two generous double bedrooms, both benefiting from fitted wardrobes, along with a recently refitted contemporary bathroom featuring a modern three-piece suite and a luxurious rainfall shower over the bath.

Further benefits include an insulated loft providing excellent storage space, replacement uPVC windows and doors installed approximately 10 years ago, and gas central heating throughout. Along with a new roof which was completed approximately two years ago.

This delightful home combines practical living with modern finishes and would make an ideal purchase for first-time buyers, small families or those looking to downsize.

Let's Take A Closer Look At The Area

Situated in the popular Bowerham area of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the

city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away. With a range of local and national shops, eateries and landmarks including the stunning Williamson Park, there is much to explore and enjoy.

Let's Step Outside

Occupying a generous corner plot, this attractive home enjoys wraparound gardens that offer plenty of outdoor space to enjoy. The front garden is predominantly laid to lawn and is enhanced by a mature tree, creating an inviting approach and adding to the property's kerb appeal. To the rear, the enclosed garden is mainly laid to lawn with a flagged patio, providing the perfect spot for al fresco dining, entertaining family and friends, or simply relaxing outdoors. Mature planted borders and a beautiful cherry tree add colour and character throughout the seasons. Despite its north-facing aspect, the garden is perfectly positioned to enjoy sunshine throughout the day. Completing the outdoor space is a driveway providing off-road parking for one vehicle and a detached garage, equipped with an up-and-over door, power and lighting—ideal for secure parking, additional storage or use as a workshop.

Services

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

Tenure

The property is Leasehold Title number: LA762955. The lease term is 999 years with 967 remaining. £48 per annum ground rent and no service charge.

Council Tax Band

This home is Band B under Lancaster City Council.

Viewings

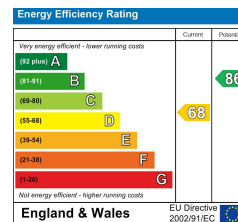
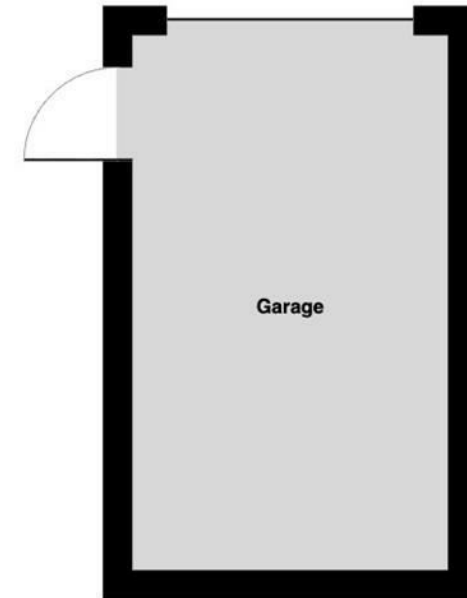
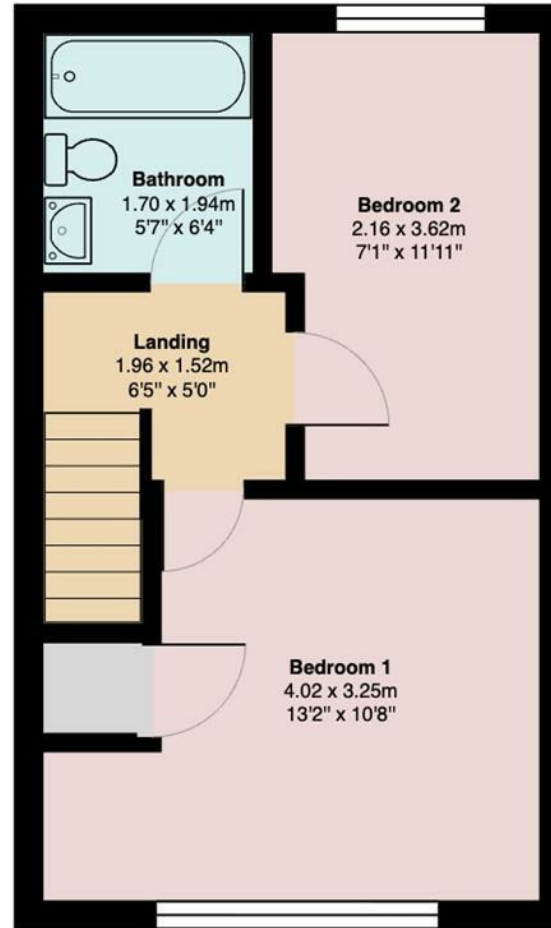
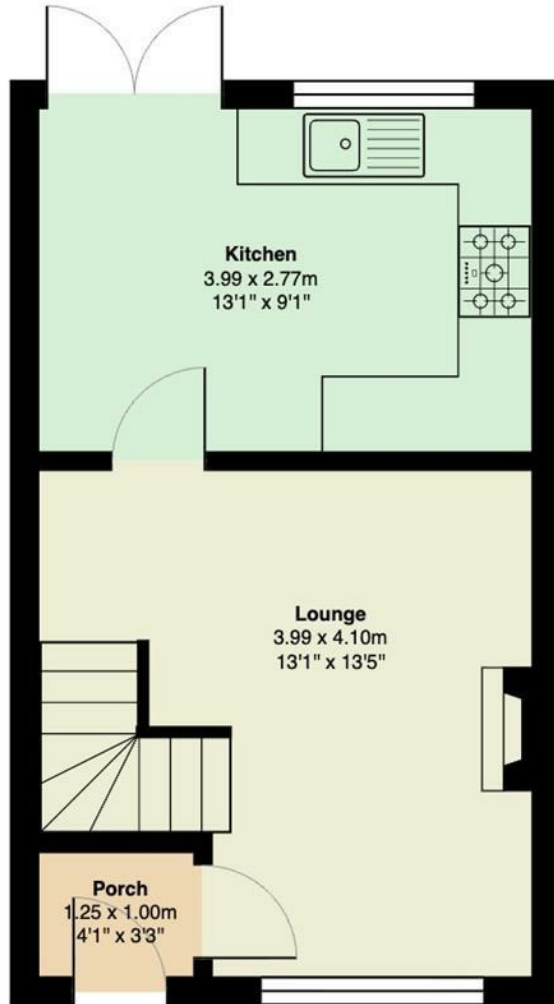
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







England & Wales EU Directive 2002/91/EC

Your Award Winning Houseclub

