







### Inside The Home

Stepping through the entrance door, you lead into a spacious living room, fitted with a UPVC double glazed window filling the room with ample natural light. This leads into a good-sized kitchen, fitted with a range of wall and base units with space for a fridge freezer and a freestanding cooker. This leads into a utility area with plumbing for a washing machine and a UPVC double glazed door, providing access to the rear. The last room located on the ground floor is a three piece bathroom suite.

To the first floor, two generous bedrooms can be found, with the second bedroom fitted with a built in cupboard housing the gas central heating boiler. Having recently undergone a full upgrade, this property is a perfect blank canvas presenting a range of buyers with an exciting opportunity to create a truly wonderful home.

### Let's Take A Closer Look At The Area

Located near the banks of the River Lune, this superb property has excellent access to both town and country. With a range of amenities on its doorstep including a doctors surgery, pharmacy, two convenience shops and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access local and further afield, with the M6 motorway a 10 minute drive away and the west coast mainline train station.

### Let's Step Outside

To the front of the property there is on road parking. To the rear, a handy rear yard can be found providing the perfect place for potted plants and sitting out on a warm summers day. The yard doesn't stop at the first gate, there is second small yard area which is included within the boundary of this wonderful home.

### Services

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

### Tenure

The property is Freehold.

### Council Tax

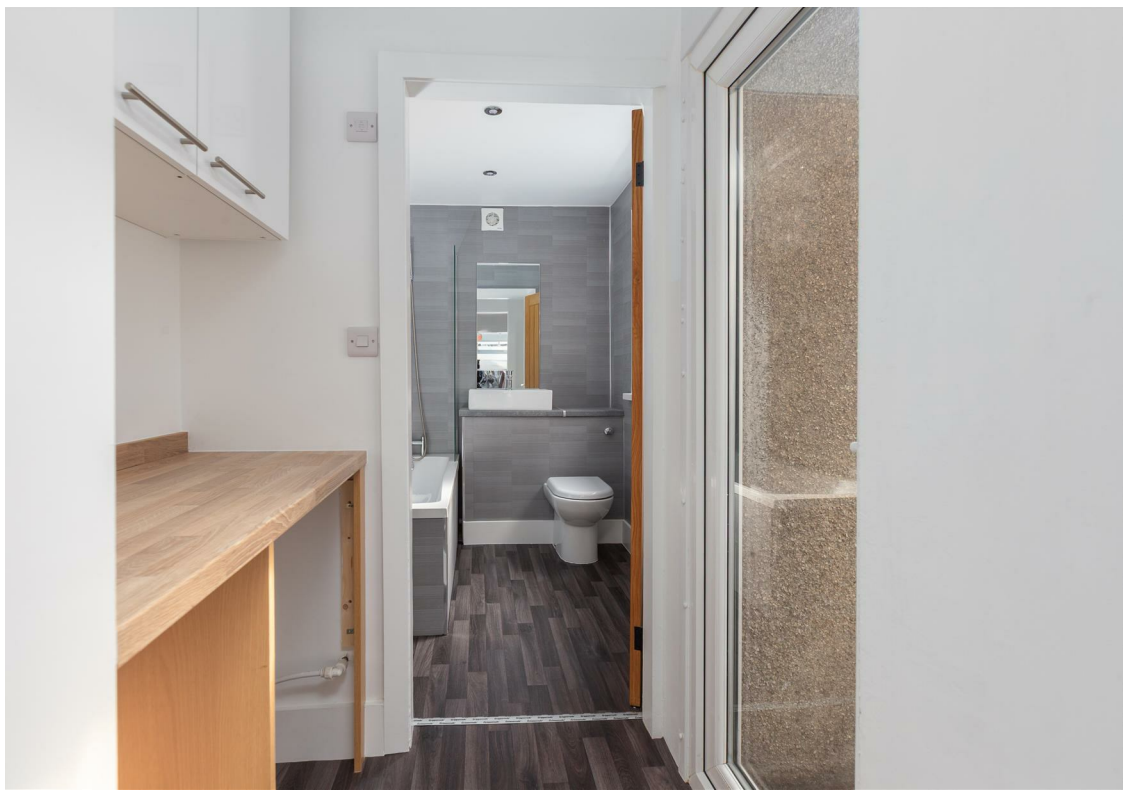
This home is Band A under Lancaster City Council.

### Viewings

Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

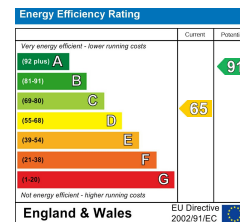
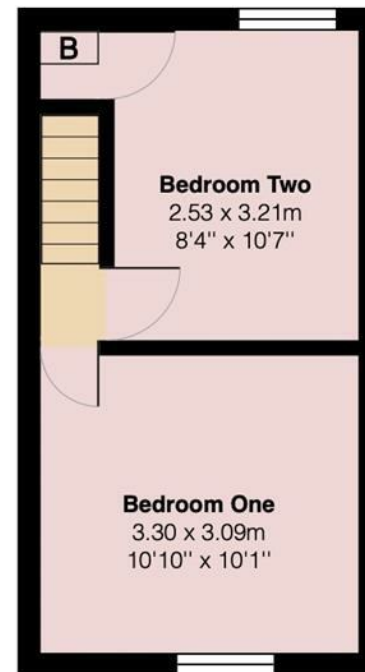
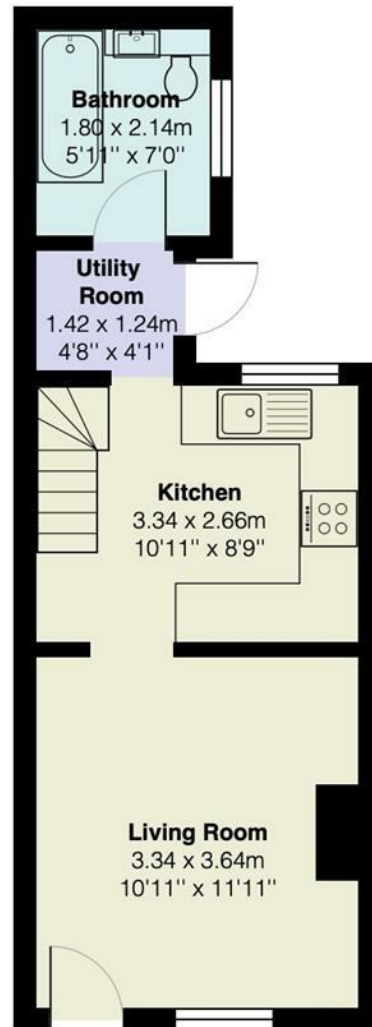
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