





The accommodation..

From being greeted by the covered entrance porch and the welcoming hallway, the home hosts two separate, spacious reception rooms and a fitted kitchen on the ground floor. On the first floor are three very well proportioned bedrooms and the family bathroom suite. There are storage options available and the cupboard on the landing hosts the gas central heating boiler and there is access to a partially boarded loft.

Let's step outside..

The property boasts off street parking to the front and has a south facing patio garden to the rear complete with a brick built storage outhouse.

The location

This excellent home is in a perfect position for a young family or a professional couple. Within walking distance of the city of Lancaster but closer still to a number of amenities on the A6 including the Greaves Park and the local SPAR. The Royal Lancaster Infirmary and the University of Cumbria Lancaster campus are nearby and the A6 provides a simple drive to Lancaster University or junction 33 of the M6 for the commuting professional. It is also brilliant for schooling needs with no fewer than 11 schools rated Ofsted Good or better within a mile and a half including Ripley Academy and Moorside Primary School.

Services

The property is serviced with gas, electricity and mains water and drainage.

Tenure

The property is Freehold - Title no LA662157

Council Tax

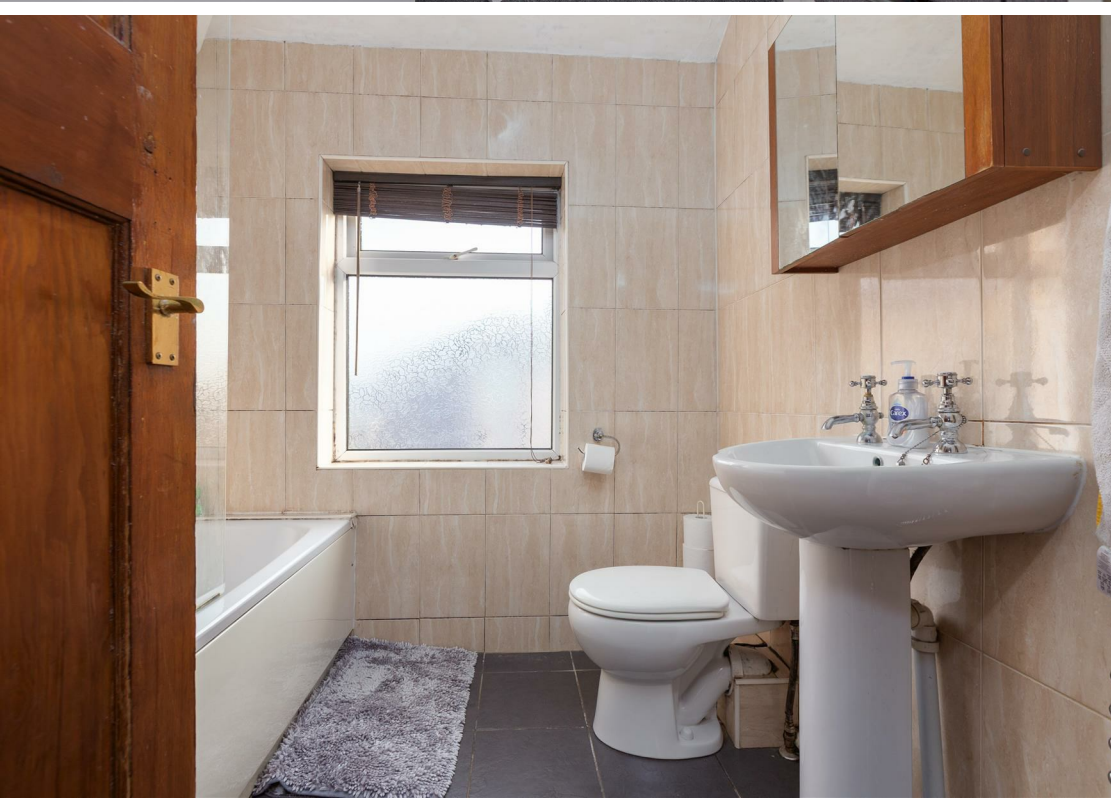
Band B via Lancaster City Council.

Viewings

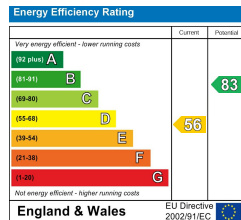
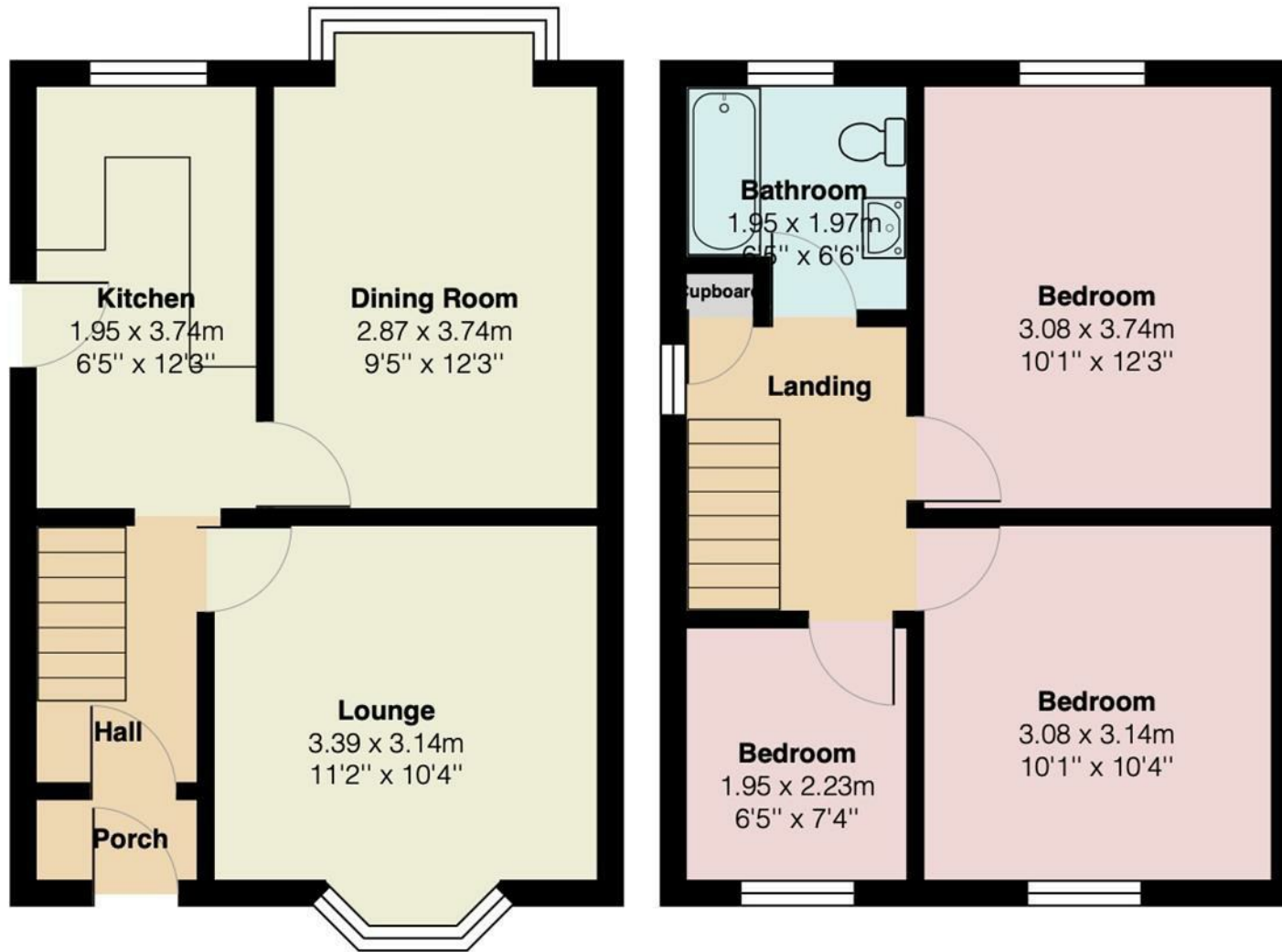
Strictly via appointment via Houseclub Estate Agency.

Energy Performance Certificate

Available online with a full copy available via the agency office.







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