

HOUSECLUB
ESTATE AGENCY

18 Cumberland View, Lancaster, LA1 4AB

£190,000









Inside The Home

Entered via a composite entrance door, a spacious Living Room awaits. Centred around a multi-fuel stove set in an original Inglenook fireplace, sit back and enjoy cosy nights in with loved ones. With wood effect flooring and a handy built in storage cupboard, this leads into a well-proportioned Kitchen, fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring electric hob with extractor above and an oven below, as well as an integrated washing machine and space for a fridge freezer. Completing the ground floor, the Dining Room provides the perfect back drop for family get togethers over a Sunday roast. This versatile room offers ample space for a second reception, a work from home space or those seeking a quiet hobby room - the choice is yours. A UPVC double glazed rear door leads to an enclosed rear yard, providing this home with a beautiful sun trap.

To the first floor, a spacious master bedroom can be found, with a feature cast iron fire surround. Providing an outlook over the cottage garden to the front, exposed wooden flooring add to this rooms overall charm. With a three piece modern bathroom suite with a WC and wash hand basin inset into a vanity surround, ample storage is provided. Providing a natural source to the inner hall, internal wooden windows sit high providing ample privacy to this spacious room.

To the second floor, two further double bedrooms can be found. With exposed wooden character beams and modern UPVC double glazed windows, this allows ample natural light to filter into this spacious home.

Recent works by the vendor.

The property has had a new roof and the bathroom has been upgraded with a new bath and shower plus decorative works .

Let's Take A Closer Look At The Area

Located within walking distance of the historic city of Lancaster, this property is well connected. With a plethora of amenities including local and national shops, eateries and iconic landmark and parks including Williamson’s Park and Greaves Park on the doorstep. The University of Cumbria and the Royal Lancaster Infirmary are also located close by, meaning this property is perfectly placed for working professionals. Doctors, dentists and excellent transport links including frequent local bus services, handy access to the M6 Motorway and Lancaster Train Station forming part of the West Coast Main Line, this home is perfect for those who love to commute.

Let's Step Outside

To the front of the property, a generous cottage style garden can be found, with mature shrubs and plants and a raised wooden decking area, providing the perfect back drop for alfresco dining, BBQ’s or simply enjoying a morning coffee. To the rear, a safe and secure yard can be found, with once again providing a quiet spot to enjoy a good book on a warm summers day. With stone walling and a secure wooden gate providing simple access to the rear.

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: LA906309.

Council Tax

This home is Band A 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.

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





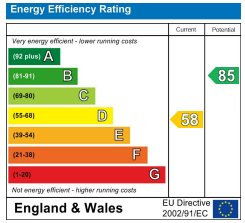








Total Area: 72.3 m² ... 778 ft²



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