

Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Living Room, fitted with a large UPVC double glazed window allowing ample natural light to fill into this beautiful home and stairs leading to the first floor. To the rear, a generous open plan Kitchen Diner can be found, providing the perfect backdrop for Sunday roasts with loved one. Fitted with a range of wall and base units with complementary worktops over and appliances which include a freestanding cooker with a four ring gas hob and an extractor above, as well as space for a fridge freezer and plumbing for a washing machine and dishwasher. A useful understair storage cupboard provides ample additional storage, with a modern gas central heating boiler can also be found hidden discreetly in a kitchen cabinet, and a UPVC double glazes door provides access to the rear.

To the first floor, two well-proportioned bedrooms can be found providing ample space for sizeable furniture, with fitted wardrobes and a built in vanity area in the main bedroom. Completing the first floor, a three-piece Shower Room can be found with modern tiling to complement.

Created to be a perfect base for a multitude of buyers from first timers to investors, this property offers something for everyone located in a discreet yet central position.

Let's Take A Closer Look At The Area

Centrally located within walking distance of Lancaster City centre, Forest Park has excellent access to the wide range of amenities this great city has to offer. With a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded primary and secondary schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 10 minute walk away, with the M6 motorway providing access further afield. With a range of highly regarded local primary, secondary and universities a short walk away, this incredible home is not to be missed.

Let's Step Outside

To the front of the property, a laid to lawn garden can be found, with a pathway leading to the front of the property

where there is ample space for a bench to sit out on a warm summer day. To the rear, a generous rear garden can be found enclosed with wooden fencing and has been formed with low maintenance in mind. With a large paved patio area perfect for alfresco dining and a large wooden shed with light and power, providing excellent outdoor storage. Beyond the gate, an allocated parking space can be found, with three visitor parking spaces located across the cul-de-sac.

Services

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

Tenure

The property is Freehold. Title number: LA703078

Council Tax

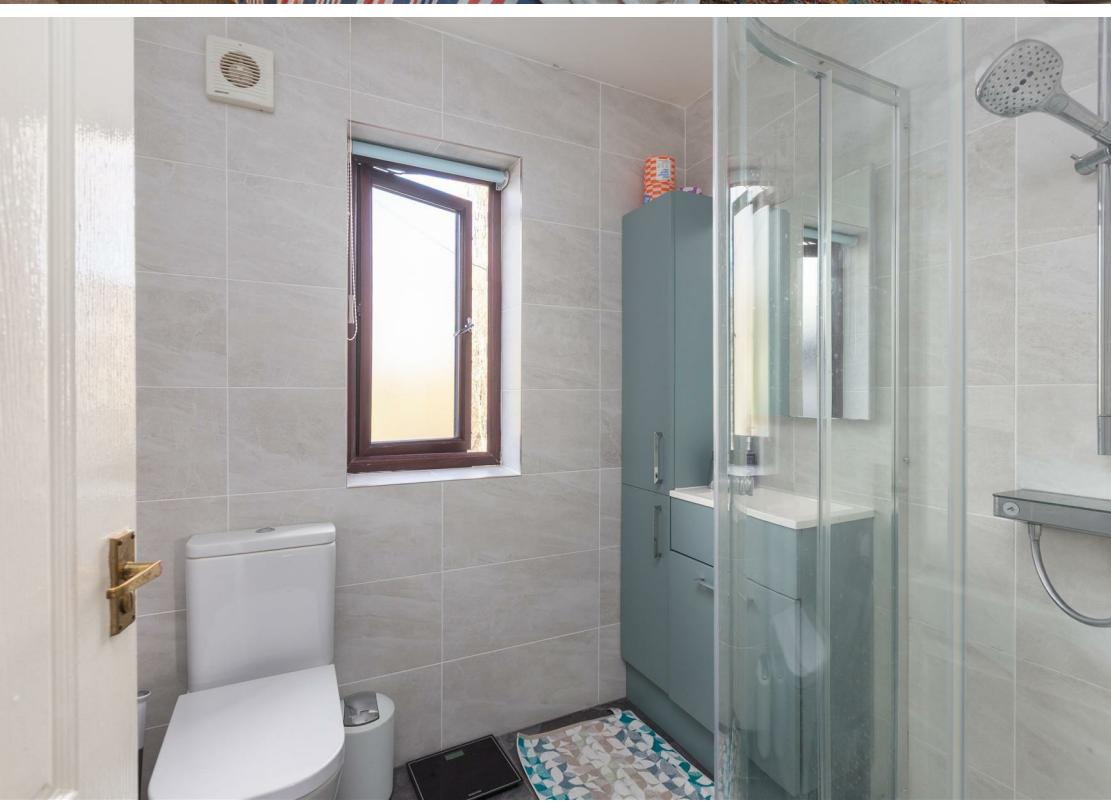
This home is Band A under Lancaster City Council.

Viewings

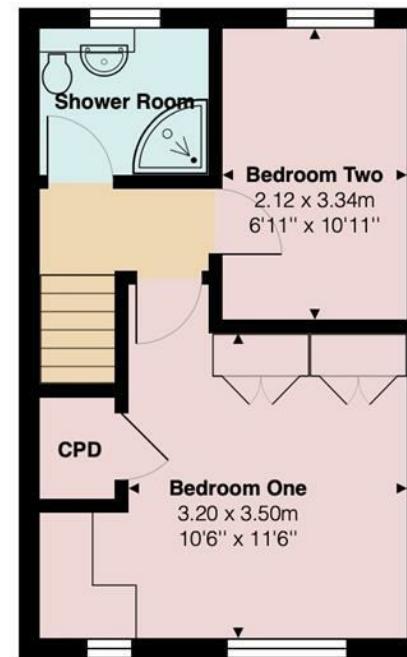
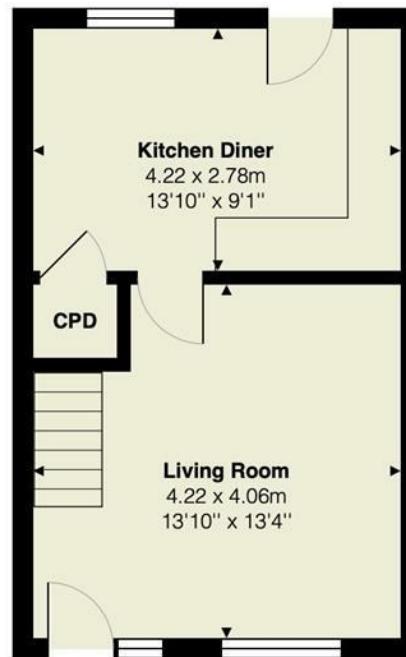
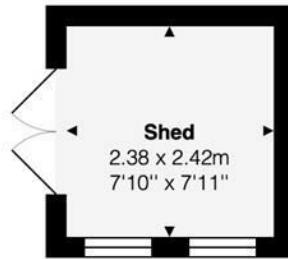
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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