





## Inside The Home

Located a stones throw away from the historic city of Lancaster, this property has been renovated throughout, with a full rewire, newly plastered and decorated throughout, a new boiler in the last few years, a new roof to the front of the property, damp coursing to the ground floor and repointing to the front to name a few.

As you enter this recently modernised home, into a small hall area, with stairs leading to the first floor. A large light and bright open reception room awaits, with a beautiful original inglenook style fireplace (with a flue in place for a gas fire should a purchaser wish to add). With a handy understair storage cupboard, and access to a cellar located central in the room, This leads into a stylish kitchen area, fitted with a range of base units and a freestanding cooker and hob, as well as plumbing for a washing machine and space for a fridge freezer. A UPVC double glazed door provides access into a spacious rear yard.

To the first floor, two generous bedrooms can be found both beautifully presented. With simply stunning three-piece bathroom suite with a feature claw foot roll top bath and complementary tiling. This beautiful home is move in ready and provides a perfect blank canvas for a multitude of buyers.

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

Located on Denis Street off St. Leonardsgate, this home is furnished with a plethora of local and national shops, eateries and pubs, as well as handy access to local landmarks such as Williamsons Park and the Historic Lancaster Canal. Dentists and doctors surgeries can be found, as well as handy access onto the M6 Motorway and the West Coast Main Line Train Station providing excellent access further a field. With well regarded primary and secondary schools close by including the local Grammar Schools, this home caters for all.

## Let's Step Outside

To the front of the property, on street permit parking can be found, with a spacious rear yard providing the perfect back drop for alfresco dining and socialising with friends. With planted borders, enjoy a good cuppa and book on a warm summers day.

## Services

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

## Tenure

The property is Freehold. Title Number: LAN160195.

## Council Tax

This home is Band A under Lancaster City Council.

## Viewings

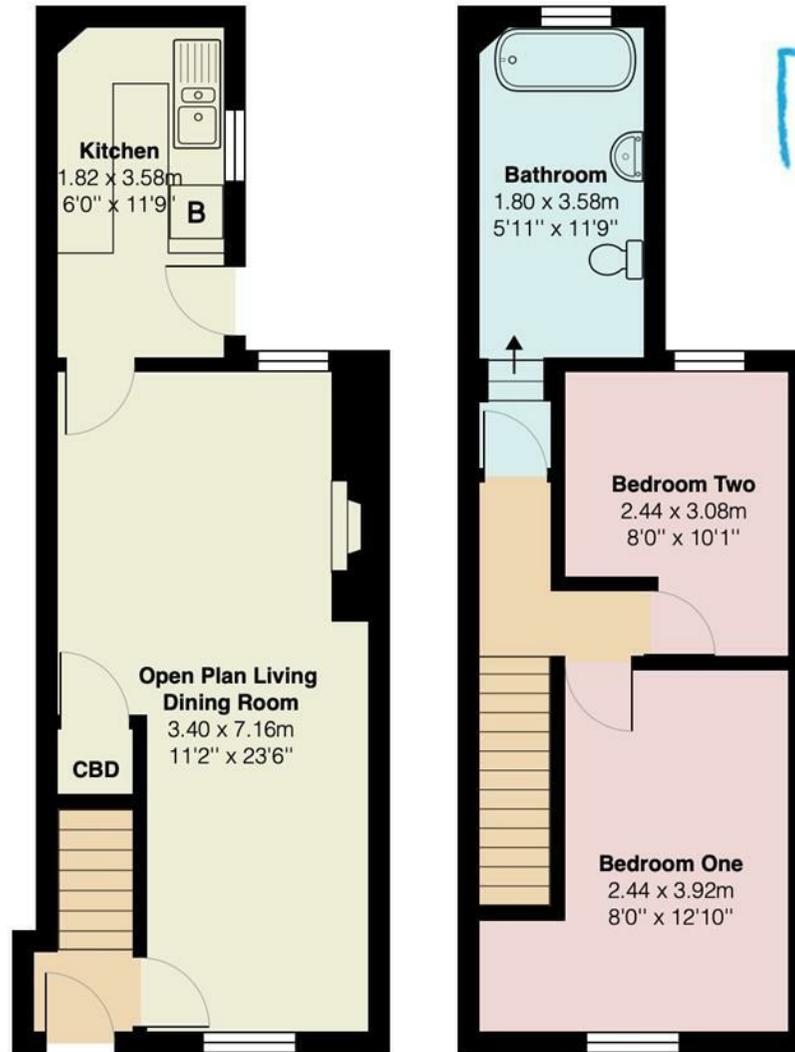
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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