





Inside The Home

As you step into the property, you're welcomed by a bright and spacious hallway that sets the tone for the home. Natural light pours in, highlighting the generous proportions and practical touches such as a built-in storage cupboard and handy open space beneath the stairs, perfect for coats, shoes, or creating a stylish feature nook.

The kitchen is a true standout, a huge space with a large double UPVC window that frames lovely views of greenery and the courtyard beyond. It's easy to imagine washing up while watching the boats glide by along the canal. There's ample room here to cook, dine, and design your ideal kitchen layout.

The lounge sits to the rear of the home, a comfortable and inviting space overlooking the private garden. It's perfectly placed for quiet evenings in or entertaining with friends, with plenty of room to relax and unwind.

Upstairs, you'll find two double bedrooms and a further single, each offering light-filled spaces with the potential to personalise and create a home that truly reflects your style.

The shower room features a practical wet-room-style layout with a spacious shower area, wall-mounted shower head, sink, and toilet ready for a refresh or an easy modern update.

Throughout, this home offers wonderful proportions, natural light, and endless potential, ready for someone to bring their vision to life in a charming courtyard setting by the canal.

Let's Take A Closer Look At The Area

Situated within close proximity to the West Coast Mainline train station of Lancaster, this incredible home has excellent transport links. With nearby bus stops providing access local and further afield, as well as access to the Bay Gateway and M6 motorway accessing junctions 33 and 34, this home is a commuter's dream. For those looking to be part of a vibrant city, Lancaster City centre caters to all. With an excellent blend of the old and new, historic landmarks include Lancaster Castle and Police Museum, which house several shops, including the iconic Atkinson coffee shop. The town itself provides a plethora of excellent eateries and wine bars

and further landmarks and parks, including the breath-taking Williamson Park to the south of the town.

Let's Step Outside

To the front of the property, a charming courtyard setting welcomes you, beautifully positioned alongside the canal. It's a peaceful and picturesque spot where you can enjoy the gentle movement of the water and watch the boats drift by a lovely place to sit with a morning coffee or unwind at the end of the day.

To the rear, a door from the hallway leads out to a private garden designed for easy upkeep and enjoyment. A paved patio area offers space for outdoor seating or dining, while a short walkway steps up to the back gate, providing convenient access. Beyond, a neat lawn area is enclosed by fencing and mature bushes, creating a secure and secluded outdoor space. There's also a planted section, adding a touch of greenery and potential for keen gardeners to make their mark.

This combination of canal-side charm at the front and a private, enclosed garden at the back makes the home perfect for those who appreciate both community and quiet moments in their own outdoor retreat.

Services

The property has mains electric, water and drainage.

Tenure

The property is Freehold. Title number:LAN125302

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

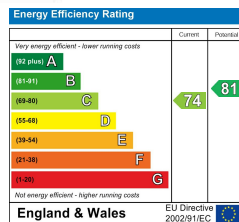
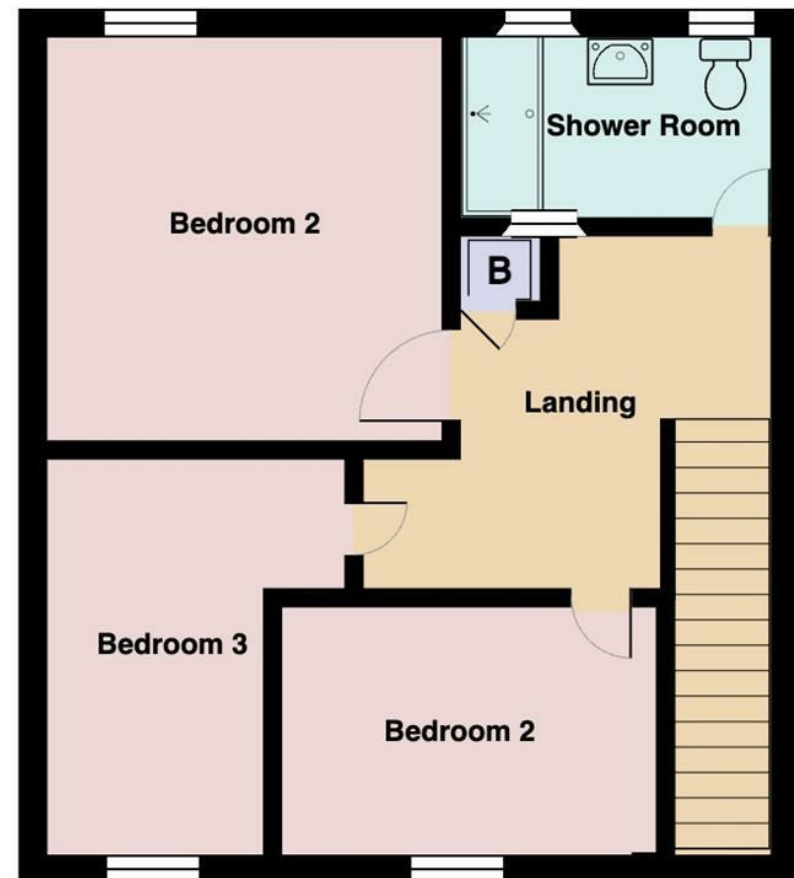
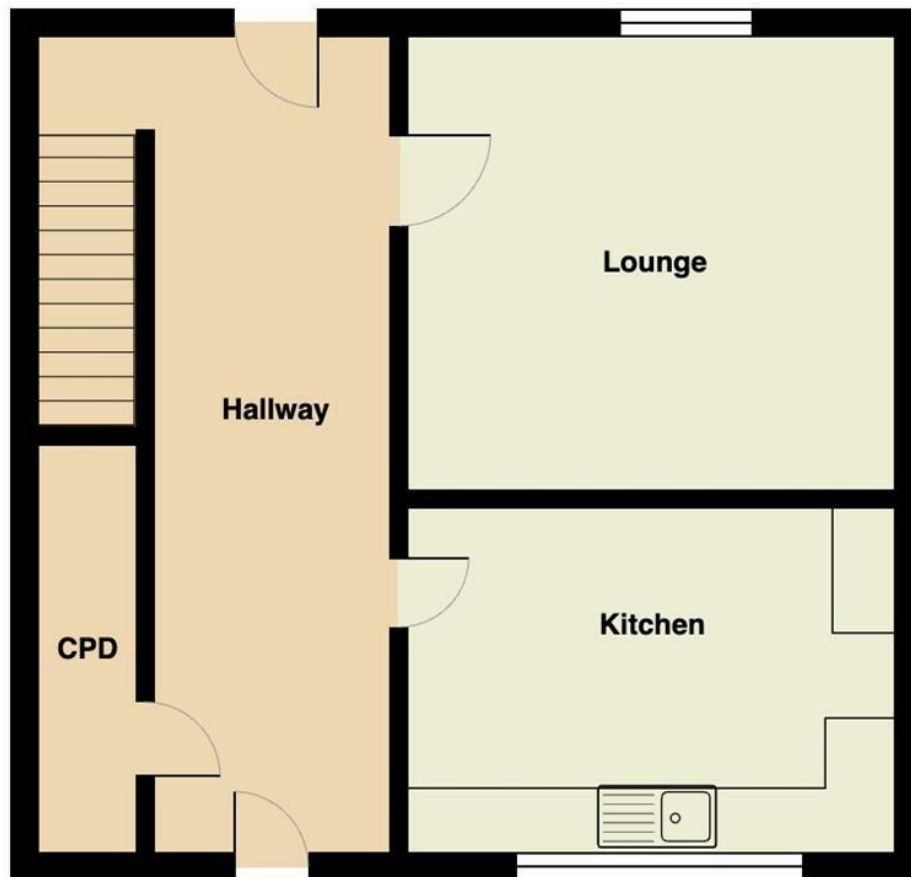
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Energy Performance Certificate

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