

HOUSECLUB
ESTATE AGENCY

2 East View Court, Lancaster, LA1 2SP

Offers over £270,000









Inside The Home

Tucked away on a quiet cul-de-sac in Lancaster, this detached three-bedroom home has been lovingly maintained and thoughtfully renovated over the past 35 years. Originally built by a respected local builder, the property offers quality construction, generous living space and a practical layout, making it an excellent choice for families. A welcoming open porch leads to the double-glazed uPVC front door, opening into a bright entrance hallway. Here you'll find a convenient ground floor WC, complete with quality Hansgrohe fittings, along with a useful coat storage cupboard. Positioned to the left of the hallway is the spacious lounge, a comfortable and inviting room centred around a recently installed electric fire. Sliding patio doors open into the conservatory, a valuable addition that provides extra living space and enjoys views over the garden. The kitchen is fitted with high-quality SieMatic cabinetry and integrated Neff appliances, complemented by a breakfast bar for informal dining and a handy storage cupboard, creating a practical and stylish heart of the home.

To the first floor you'll find three well-proportioned bedrooms, comprising two doubles and a generous single. Each bedroom benefits from matching fitted wardrobes, providing excellent built-in storage. The contemporary family bathroom features a modern, neutral three-piece suite with an overhead shower, underfloor heating and premium Villeroy and Boch sanitary ware with Hansgrohe fittings, offering both comfort and style. The loft is insulated, providing improved energy efficiency, although it is not currently boarded for storage.

The current owners have continually invested in the property over the years, with significant improvements including a replacement kitchen, bathroom and ground floor WC, updated windows, a modern consumer unit and electrical upgrades, a recently installed electric fire, and a boiler that has been serviced annually. The result is a home that has been exceptionally well cared for and is ready for its next owners to move straight into.

Offering quality throughout, generous living accommodation and a peaceful residential setting, this is a wonderful family home in a highly desirable location. Offered for sale with no chain.

Let's Take A Closer Look At The Area

Situated in a well connected area, East View Court is nicely tucked away yet only a stones throw from the Bay Gateway, providing quick access to the M6 motorway within approx. 10 minutes. With a highly regarded local primary school and college a short walk away, amenities including a supermarket, rugby club and local shops on the doorstep, as well as local bus routes providing access to a range of local high schools, and access in and around the local area.

Let's Step Outside

The outdoor space is every bit as impressive as the interior, offering beautifully maintained gardens that have been thoughtfully designed to provide both practicality and year-round enjoyment. To the rear, the garden is predominantly laid to lawn and is framed by well-stocked planted borders that wrap around the property, creating an attractive and colourful setting. A generous paved seating area provides the perfect place for outdoor dining and entertaining. Behind secure galvanised gates is a substantial paved hardstanding, currently used by the owner for caravan storage, offering excellent versatility for those with a caravan, motorhome or additional vehicle. A further paved area provides a discreet space for bin storage and gives access to the garage. The garage offers excellent storage and benefits from power, lighting, and both hot and cold water supplies, making it an ideal workshop or utility space. To the front of the property, there is a driveway providing off-road parking for two vehicles, while the attractive open porch creates a welcoming first impression.

Services

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

Tenure

The property is Freehold. Title number: LA676768

Council Tax Band

This home is Band C 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













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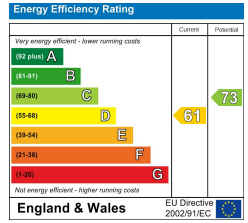

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