





Layout (with approx. dimensions)

Ground Floor

Entrance Hall

Entered via a UPVC double glazed door with decorative stain glass detailing. This leads into a spacious hall, with stairs leading to the first floor, coving, exposed wooden flooring and a radiator.

Living Room

16'8" x 11'5" (5.09 x 3.49)

A beautifully spacious room is fitted with a feature gas fire with marble effect surround and hearth. A bright and light room, fitted with a UPVC double glazed bay window with decorative stain glass detailing, a ceiling rose and coving, with two radiators.

Breakfast Kitchen

17'5" x 14'0" (5.32 x 4.28)

The heart of this home, this incredible Wren kitchen was installed in December 2025 and is fitted with a range of wall and base units with a complementary luxury laminate-wood effect worktop over with a large breakfast bar, and inset sink unit with mixer tap and drainer. Fitted appliances include a high rise double oven and grill, a four-ring induction hob, an integrated fridge freezer and a full size dishwasher. Discreetly placed in a cupboard, a newly installed gas central heating boiler (January 2025) can be found, as well as three wooden double-glazed windows, one of which overlooks the extensive rear garden. With a built-in pantry cupboard with shelving, coving, wooden laminate flooring and a radiator.

Utility Cupboard and Porch

Located off the rear porch, there is a small but very well used cupboard space, with plumbing for a washing machine. There is also scope to stand a tumble dryer in here. Fitted with a wooden double-glazed window. A rear UPVC double glazed door from the Porch, provides access to the rear garden.

Bedroom One

16'3" x 10'10" (4.97 x 3.32)

A bright and spacious room, which has been beautifully decorated throughout. Fitted with a UPVC double glazed box window with decorative stain glass detailing, Wren fitted

wardrobes (also installed in January 2025) a ceiling rose and coving, and a radiator.

Family Bathroom

Fitted with a three-piece suite consisting of a WC, wash hand basin set in a bathroom cabinet and a bath with a shower over, second shower head, glass shower screen and tiled surround. A wooden double glazed frosted window, extractor fan, coving to the ceiling, exposed wooden flooring and radiator.

Bedroom Two

11'1" x 8'10" (3.38 x 2.71)

Another generous room, fitted with a wooden double-glazed window overlooking the rear private garden. With a useful built in understair storage area, coving, exposed wooden flooring and a radiator.

First Floor Landing

Stairs lead to a landing area fitted with a useful built in storage cupboard with shelving. The current vendor used this as a small office space, but with scope, this could make a wonderful ensuite area (subject to planning permissions) or potential for another bedroom with some reconfiguration.

Bedroom Three

16'4" x 10'9" (4.98 x 3.29)

A good-sized room, fitted with a useful open wardrobe, and two large eaves cupboards. With a wooden double-glazed window and a radiator, there is ample space for rest and relaxation.

Outside

To the front of the property there is a large block paved driveway providing off road parking for approximately 5 cars. This would also perfectly lend itself to caravan or motorhome parking, for those that like to explore. With planted borders and mature trees and shrubs, the driveway extends to the side of the property leading to a detached garage. To the rear of the property through recently installed wooden gates, two patio areas can be found, providing the perfect space for a morning coffee or alfresco dining. This leads onto an enormous laid to lawn garden, providing the perfect space for allowing children to play and be creative, in a safe

environment. With a recently installed (September 2024) summer house, planted borders incorporating mature shrubs and trees, children can play for hours or keen gardeners have ample space and scope to add to and develop veg plots and other planted areas, with the fencing at the end of the garden being less than 4 years old.

Garage

19'5" x 10'2" (5.93 x 3.11)

Fitted with an up and over door, this sizeable garage provides ample space for storage and for a small car to be housed. With light, power and a wooden double glazed window.

Please Note:

The UPVC double glazed doors and windows are approximately 5 years old, however no guarantees were given for the works provided. The gas central heating boiler had a 10 year warranty on installation and in December 2024 a new consumer unit was added to the property.

Services

Mains electric, mains gas, mains water and mains drainage.

Tenure

Freehold.

Council Tax

Band C - Lancaster City Council.

Viewings

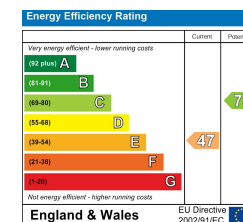
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