





## Inside The Home

A UPVC double glazed door provides access to a light and bright Entrance Hall. With two UPVC double glazed windows and stairs leading to the first floor. To the left, a generous Living Room can be found, centred around a feature fire surround, perfect for cosy nights in. The large UPVC double glazed bay window allows natural light to filter through this home. To the rear, a generous open plan Kitchen Diner can be found, fitted with a range of wall and base units, with complementary tops over providing ample storage solutions. Integrated appliances include a four ring gas hob with an extractor hood above and oven below, as well as plumbing for a dishwasher, plumbing for washing machine and space for a fridge freezer. A handy under stair storage cupboard can also be found providing additional storage, as well as modern boiler installed within the last 6 years. With a UPVC double glazed door to the rear garden.

To the first floor, two well proportioned bedrooms can be found providing ample space for rest and relaxation. Access to a loft space can also be found which is insulated and boarded, with a loft ladder for ease of access. Completing the first floor, a three-piece modern bathroom suite can be found with complementary tiling to suit.

Offered to the market with No Chain, this beautiful home is perfect for a range of buyers from first timers, young families and investors alike.

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

Located in the north side of the historic city of Lancaster, this superb home lies close to a range of amenities including local convenience shops, schools both primary and secondary, as well as a doctors surgery and pharmacy. With excellent public transport links including local bus services providing easy access in and around Lancaster, and two motorway access points with the Bay Gateway and Junction 34 of the M6, this home is perfect for those who commute. Local idyllic walks are accounted for, with Ryelands Park a short stroll away and the River Lune.

## Let's Step Outside

To the front of a property a newly laid (February 2026) block

paved driveway can be found providing off-road parking for approx. two cars. A pathway provides access to the side and rear of the property, where a large laid to lawn garden can be found, perfect for those with green fingered interests or young families, looking for a safe environment to allow little ones to explore and play. With secure brick and hedge fences, a block paved patio area can also be found, providing the perfect backdrop for alfresco dining, barbecues or simply sitting out on a warm summers day.

## Services

The property is fitted with gas central heating system and benefits from mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA608198.

## Council Tax

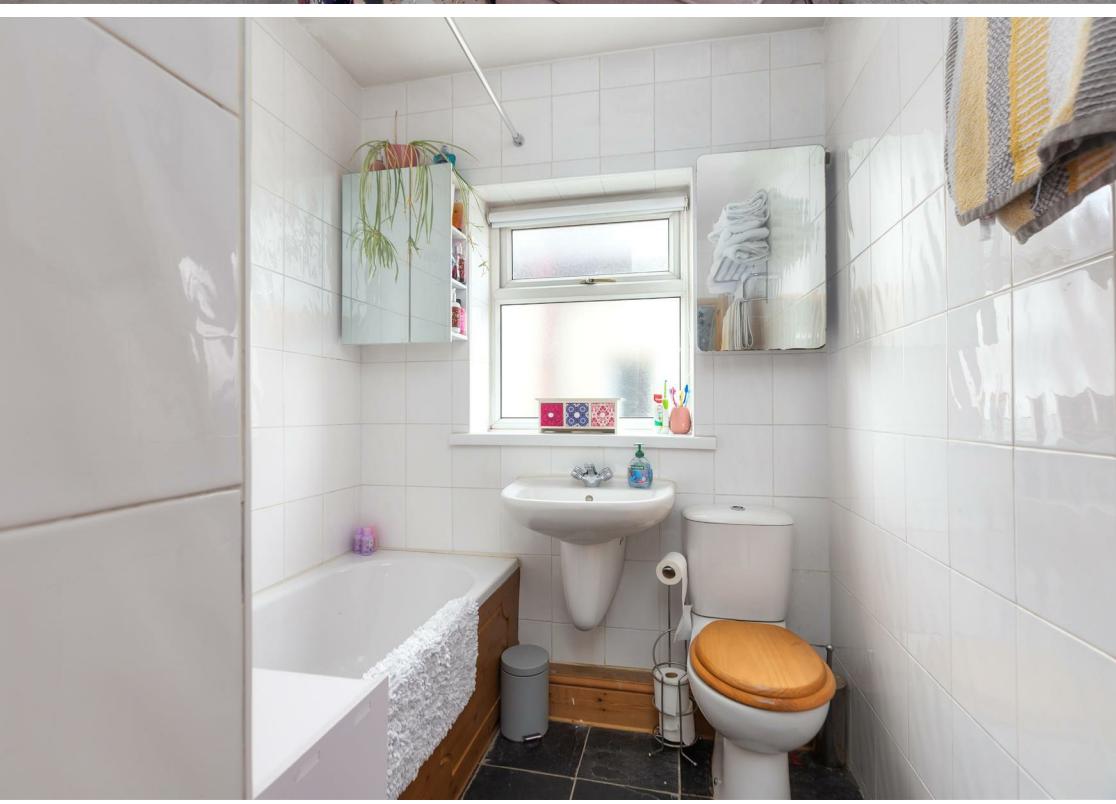
This home is Band B under Lancaster City Council.

## 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	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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