





### Inside The Home

Entered via a UPVC double glazed door with decorative window detailing, a welcoming Entrance Hall awaits. With a handy ground floor WC and a separate Utility Room, with plumbing for a washing machine, space for a condensing dryer, and ample storage. This leads into the a beautifully presented Living Dining Room. This open plan room provides the perfect back drop for cosy nights in and socialising with family and friends. With a wall mounted electric fire place providing a focal point for the room, this leads into a charming Kitchen area which was modernised in 2023. Fitted with a range of base units with a complementary worktop over incorporating a porcelain one and a half sink unit with drainer and a breakfast bar area. Fitted appliances include a four ring gas hob, with oven below and an extractor above, as well as a gas central heating boiler (also upgraded in 2023) and feature wall mounted shelving, completed by underfloor heating. A UPVC double glazed door provides access to an enclosed rear garden.

To the first floor, three generous double bedrooms can be found, as well as a stylish four piece bathroom suite, catering for all with a separate shower and bath.

This wonderful home has been lovingly modernised throughout its time of ownership to create a perfect base for a multitude of buyers. From first timers and families to those looking to extend their rental portfolio, this property offers something for everyone.

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

Located in the north side of the 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 the property, off road parking can be found for approx. three cars with additional space at the side of the property, currently fenced to create an enclosed rear garden. This leads to a laid to lawn garden, with privacy hedging and easy access to the rear. To the rear, a larger than average laid to lawn garden can be found with a spacious paved patio area providing the perfect area for alfresco dining. Secure wooden fencing which was recently installed, provides a safe and secure environment for allowing little ones to run and play. There is ample space to extend this incredible home whilst retaining a generous sized plot. This beautiful home is move in ready and provides something for everyone.

### Services

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

### Tenure

The property is Freehold. Title number: LA626990.

### 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.







