

## Inside The Home

Entered via composite double glazed door, this leads into a bright and spacious Entrance Hall, with decorative floor tiling, stairs leading into the first floor and handy understair storage cupboard. To the right, a beautifully spacious open plan Living Dining Room can be found, with the living area centred around a feature multi-fuel stove. With dual aspect UPVC double glazed windows, this light and bright space is perfect for cozy nights in or entertaining family and friends. Completing the ground floor, a fitted Kitchen can be found, with a range of wall and base units with complementary worktops over and integrated appliances which include a freestanding cooker with a four ring hob above, an extractor hood as well as plumbing for a dishwasher, plumbing for a washing machine and space for a fridge freezer. Housing a gas central heating boiler, a UPVC double glazed door provides access to a secure rear garden.

To the first floor, three generous bedrooms can be found, all fitted with UPVC double glazed windows providing ample natural light. A modern three piece bathroom suite complete the first floor, with a generous bath with shower over and complimentary tiling to suit.

This beautiful home is perfect for a range of buyers from first timers, young families and those looking to extend their rental portfolio.

## 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 excellent public transport links including local bus services providing easy access in and around Lancaster. With 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, the River Lune and the Lancaster Cycle Path.

## Let's Step Outside

To the front of the property, off-road parking for one can be found on private driveway. A low maintenance garden can be

found with planted borders and a generous paved patio area. A wooden gate with secure wooden fencing provide access to a generous, yet manageable rear garden where a second laid to lawn garden can be found. With secure wooden fencing and a handy garden shed providing an excellent storage area. This is the perfect backdrop for alfresco dining or allowing little ones to run and play in a safe and secure environment.

## 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: LAN82961.

## 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.

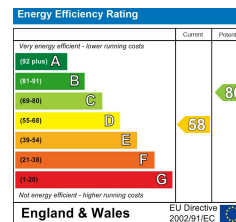














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