

HOUSECLUB
ESTATE AGENCY

6 Greenacre Court, Lancaster, LA1 4LE

£210,000









Inside The Home

Upon entering the property via a UPVC double glazed Entrance Porch, you are welcomed into a generous Living Room, featuring laminate flooring, UPVC double glazed doors to the front and stairs rising to the first floor. A useful understairs cupboard provides additional storage, whilst the open plan layout flows seamlessly through to the Kitchen. Fitted with a range of wall and base units, complementary work surfaces and a selection of integrated appliances, including a four-ring gas hob with extractor above, oven below and integrated fridge, the kitchen offers a practical and sociable space.

UPVC double-glazed sliding doors open provide access into a particularly spacious Dining Conservatory, providing ample room for a dining table alongside a second reception area. Overlooking the attractive south-facing rear garden, this light-filled space is ideal for entertaining and relaxing throughout the year.

Leading off the Conservatory, a generous Utility Room offers excellent storage and appliance space. With plumbing for a washing machine and dishwasher, space for a tumble dryer and an American-style fridge freezer. A gas central heating boiler is also housed in this room and is approximately six years old. A UPVC double-glazed door provides access to the front of the property, whilst an internal door leads to a convenient ground-floor Shower Room, comprising a three-piece suite with complementary tiling.

To the first floor, three well-proportioned Bedrooms can be found, with the principal Bedroom benefiting from a built-in wardrobe. Completing the accommodation, a spacious Shower Room situated to the rear of the property, which also benefits from new plumbing and new flooring, showcasing this home has been well maintained during its ownership.

Let's Take A Closer Look At The Area

Located in the popular Hala area of Lancaster, this property is ideally placed for a range of local amenities with well-regarded primary and secondary schools, including Lancaster's Grammar Schools, and excellent transport links with a main bus route located a short walk away. Lancaster is a historic city offering a vibrant mix of shops, cafés, restaurants and leisure facilities, alongside attractions such as Lancaster Castle and Williamson Park. Lancaster railway station provides access to the West Coast Main Line, and the M6 motorway is less than a 10-minute drive away, making this an ideal location for retirees, families and commuters alike. With two universities and the Royal Lancaster Infirmary a short drive away, this home is perfect for families and professionals looking for a home in a quiet area of Lancaster.

Let's Step Outside

Externally, the property enjoys a block paved frontage providing two off-road parking spaces, one in front of the utility and the other in front of the property. There is also the provision for more parking, where the current vendor has potted plants making three in total.

To the rear, the enclosed south-facing garden offers an excellent degree of privacy, with mature trees and shrubs providing an attractive backdrop. The patio area provides the perfect backdrop for sitting out on a warm summers day, whilst a particular highlight is the beautiful wooden garden lodge, offering a fantastic additional space with power and lighting. Whether used as a home office, gym, hobby room or simply as an additional entertaining space, this is a superb addition to the property.

Services

The property is fitted with a gas central heating boiler which is approximately 6 years old and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA583189.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band C. For more information, please see online or contact our office.

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





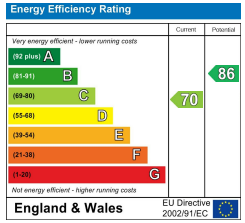

Game of Life







Total Area: 101.0 m² ... 1087 ft²



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