





Inside the home

As you enter the front door you meet a welcoming Lounge. Cosy yet comfortable and with tasteful decor throughout, this provides ample space for seating as well as ample space for a dining area. Steps lead down to a small rear entrance, where a fitted Kitchen can be found, with ample storage solutions and integrated appliances including a four ring hob with extractor above and an oven below, with plumbing for a washing machine. The Hall to rear provides ample space for a coats and shoes as well as space for a freestanding fridge freezer and access to the rear garden and parking.

The split level living continues to the first floor, where two well proportioned bedrooms and at the fitted bathroom suite can be found.

A generous home for first time buyers, young buyers or professionals wanting to be close to the city of Lancaster.

Let's look outside..

The property sits in an elevated position and boasts both front and rear gardens, perfect for alfresco dining or simple relaxation. There is also an allocated driveway/parking space, providing handing off road parking. Located close by, the playing fields on Mainway, Skerton provide ample outdoor space. With a childs play park and the breath-taking shores of the River Lune, there is ample to explore.

The location

The property is ideally situated to access the wide range of amenities that the historic city of Lancaster has to offer. From high street shops to restaurants to the many bars and supermarkets, all within easy reach. This home sits north of the River Lune though only a relatively short drive to the award winning universities of Lancaster & Cumbria, the Royal Infirmary and the handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city and further afield, with the M6 motorway lying within a five minute drive away.

Services

The property is serviced by gas, electricity, mains water and drainage.

Tenure

The property is Freehold. Title number LA593802

Council Tax

This home is Band A under Lancaster City Council.

Viewings

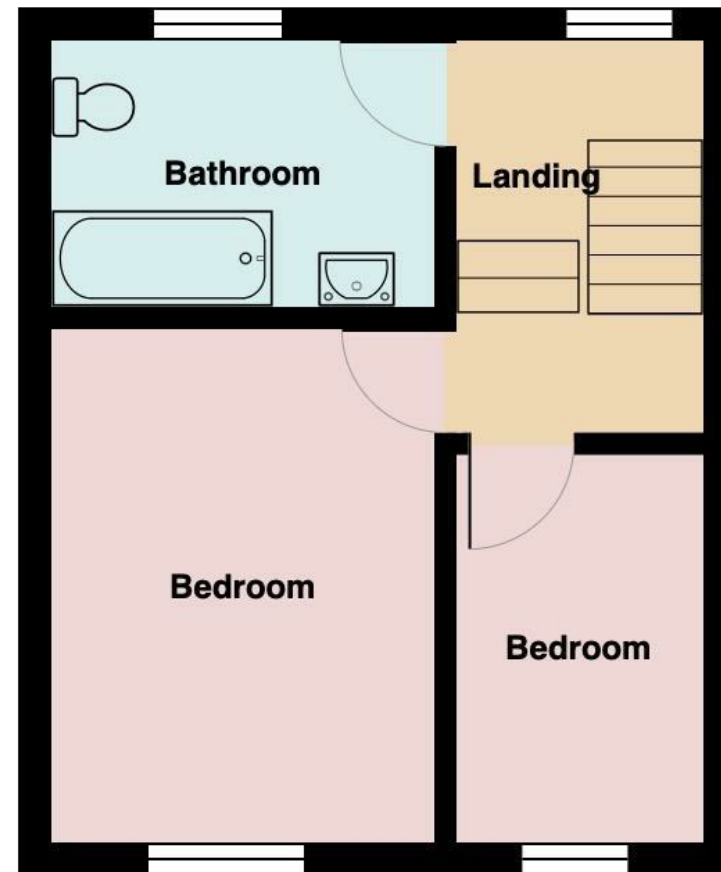
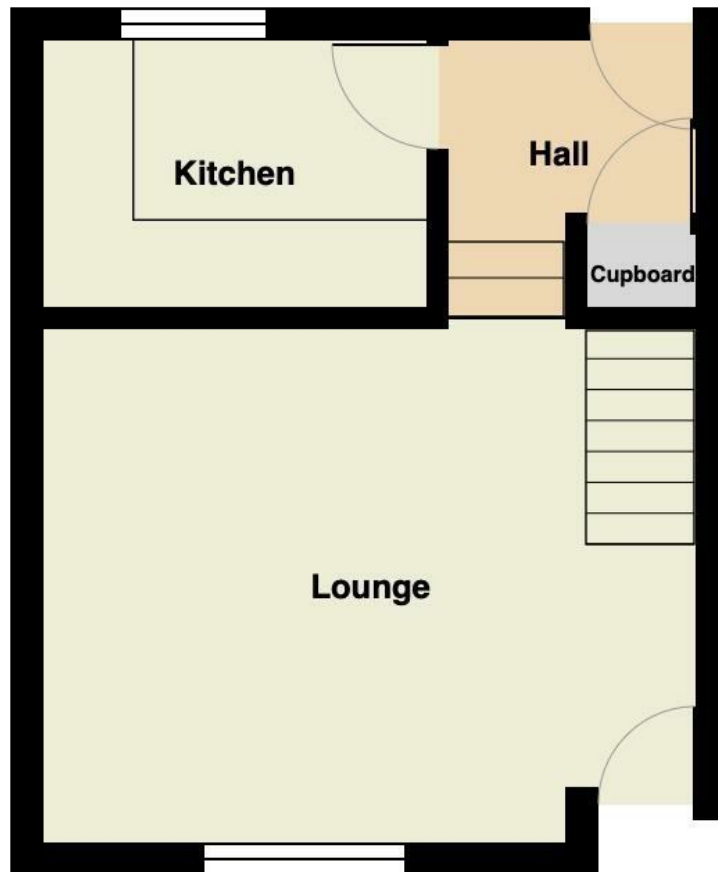
Strictly by appointment with Houseclub Estate Agency.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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