

21 Pennine View  
Lancaster, LA2 0AS

House - Detached

Price Guide

£325,000

# 21 Pennine View Lancaster, LA2

House - Detached



## Overview

- DETACHED
- BATHROOM & SHOWER ROOM
- WONDERFUL VIEWS TO THE FRONT TOWARDS THE MARINA
- SUNROOM
- CUL-DE-SAC POSITION
- THREE BEDROOMS
- OPEN PLAN LOUNGE AND DINING ROOM
- PANTRY
- ONE AND A HALF SIZE GARAGE
- WONDERFUL LOCATION

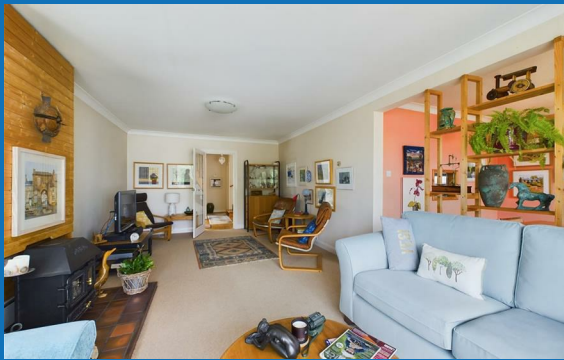
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### Entrance Hallway

Stairs to the first floor, wood floor, radiator.

### Lounge

Double-glazed windows to the front and side with views towards Glasson Dock Marina, tiled hearth with inset multi-fuel stove, electric oil-fired heating, carpeted floor.

### Dining Room

Double-glazed window to the front, laminate floor, oil central heating.

### Kitchen

Double glazed window to the side, range of matching wall and base units, breakfast bar with inset electric hob and extractor hood, electric oven and grill, space for fridge & freezer, stainless steel sink, radiator, door to pantry.

### Pantry

Doors to the rear and front, tiled floor and window to the side.

### Bedroom One

Double-glazed sliding doors leading to the sunroom, built-in wardrobes, wood floor and radiator.

### Sunroom

Door to the garden and tiled floor.

### Shower Room

Double-glazed windows to the side, shower cubicle with thermostatic shower, wash hand basin, wood floor, radiator, W.C.

### First Floor Landing

Double glazed velux window, built-in linen cupboard housing the hot water cylinder.

### Bedroom Two

Double glazed patio doors open to the

Juliette balcony with views over the countryside glazed window to the side, carpeted floor and radiator.

### Bedroom Three

Dual aspect with double-glazed velux windows to the front and rear, under eaves storage with dual access offering the potential for two rooms, carpeted floor and radiator.

### Bathroom

Glazed window to the rear, panelled bath, wash hand basin, shaver point, fully tiled, radiator, W.C.

### Outside

Off-road parking at the front and access to the garage, raised flower beds and steps up to the rear garden and wood store. Fully enclosed rear garden with views over the countryside, various plants and shrubs, raised flower beds, potting shed, cupboard housing boiler and side gate.

### Garage

One and a half size garage with plenty of storage space, up & over door, power and light, plumbing for washing machine, space for dryer, oil tank, consumer unit.

### Useful Information

Tenure Freehold  
Council Tax Band (D ) £2258.05  
Oil-fired central heating.  
New Roof fitted in 2019  
The exterior was re-rendered in 2019  
Under-croft garage  
Very Low Flood Risk  
No Gas In Glasson Dock

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>B</b>	<b>A</b>	<b>D</b>	<b>C</b>
78	87	78	87

England & Wales EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.