

39 Windsor Avenue  
Lancaster, LA1 4BE

House - Semi-Detached

Asking Price

£325,000



# 39 Windsor Avenue Lancaster, LA1

House - Semi-Detached



## Overview

- EXTENDED SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- WITHIN WALKING DISTANCE TO WILLIAMSON PARK & THE CITY CENTRE
- FOUR BEDROOMS
- TWO SHOWER ROOMS
- PERIOD FEATURES
- ENCHANTING FULLY ENCLOSED REAR GARDEN
- RENOWNED LOCAL SCHOOLING

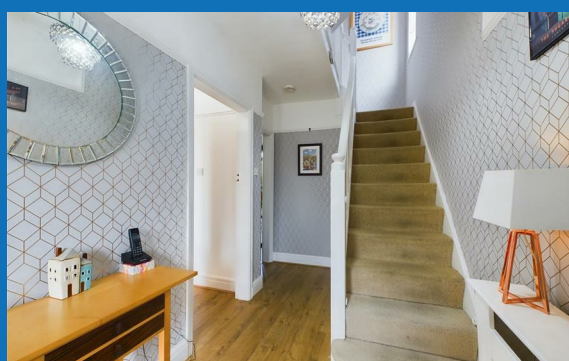
## Selling your home?

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**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



**Entrance Vestibule**  
Door to the hallway.

**Hallway**  
Stairs to the first floor, laminate floor, radiator, picture rail, understairs storage cupboard, double glazed window to the side, consumer unit.

**Lounge**  
Double-glazed bay window to the front, feature stone fireplace surround with inset coal effect electric fire, laminate floor, picture rail, laminate floor, radiator.

**Open plan Kitchen/Diner**  
Double-glazed window to the rear, range of beautifully crafted cabinets with complimentary work surfaces, four ring gas hob and extractor hood, two Siemens electric ovens, stainless steel sink, integrated Bosch fridge/freezer and tumble dryer, integrated washing machine and dishwasher and slate effect floor flowing into the dining area. Double glazed patio doors leading onto the garden, fitted cabinets and worktops complimenting the fitted kitchen, space for table and chairs and radiator.

**First Floor Landing**  
Stairs to the second floor double glazed window to the side and picture rail.

**Bedroom One**  
Double glazed bay window to the front, picture rail, carpeted floor, radiator.

**Bedroom Two**  
Double-glazed window to the rear, picture rail, built-in wardrobe, cupboard housing the Vaillant combi boiler, carpeted floor, radiator.

**Bedroom Three**  
Double-glazed window to the front, wood floor, radiator, built-in storage cupboard.

**Shower Room**  
Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, grey wood effect laminate floor, W.C.

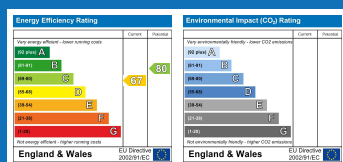
**2nd Floor Landing**  
Double-glazed window to the side, spacious storage cupboard.

**Bedroom Four**  
Dual-aspect room with double-glazed velux windows to front and rear, under eaves storage, carpeted floor, radiator, door to the en-suite.

**En-Suite Shower Room**  
Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

**Outside**  
Off-road parking to the front and gate to access the rear. Delightful fully enclosed rear garden raised patio area, raised flower beds with various trees and shrubs, wood storage shed, water tap, security lighting, power point and paved patio area.

**Useful Information**  
Tenure Freehold  
Council Tax Band (B ) £1756.26



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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.