

5 Clougha Avenue
Lancaster, LA1 3JG

House - Semi-Detached

Offers In The Region Of
£290,000

5 Clougha Avenue Lancaster, LA1

House - Semi-Detached



Overview

- NO CHAIN
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- DETACHED GARAGE/WORKSHOP
- WITHIN WALKING DISTANCE TO WILLAMSON PARK
- SEMI DETACHED
- ENCLOSED REAR GARDEN
- OUTSIDE OFFICE
- OFF ROAD PARKING
- QUIET CUL-DE-SAC POSITION

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Entrance Porch

Double glazed door and windows, laminate flooring, door to kitchen/diner.

Kitchen/Diner

Open plan kitchen/diner with dual aspect double glazed windows to front and rear. laminate flooring, stairs to the first floor, under stairs storage cupboard housing the gas and electric meters, radiator. A range of wall and base units in the kitchen, five ring gas hob and extractor hood, waist high electric oven and grill, stainless steel sink with tiled splashbacks, plumbing for fridge/freezer, laminate flooring, double glazed door to the garden, USB points.

First Floor Landing

Laminate flooring, access to the loft, built in linen cupboard housing the Vaillant combi boiler.

Bedroom One

Double glazed window to front, laminate flooring, radiator, walk in storage cupboard, USB point.

Bedroom Two

Double glazed window to front, built in storage cupboards, laminate flooring, radiator.

Bedroom Three

Double glazed window to rear, laminate flooring, radiator.

Shower Room

Double glazed frosted window to rear, walk in double shower with Mira electric shower, wash hand basin, vinyl flooring, wash hand basin, extractor fan, heated towel rail.

Separate W.C

Double glazed frosted window to rear, laminate flooring, wash hand basin, W.C.

Outside

Lawn area to the front with off road parking for two cars and gate to access the rear. Low maintenance rear garden with outside power point and water tap and wooden storage shed. Purpose built office of wooden construction with double glazed window to the side, laminate flooring, power and light. Detached garage which is used as a work shop with loft space, power and light. Car port with purpose built wooden storage shed housing the waste bins.

Office

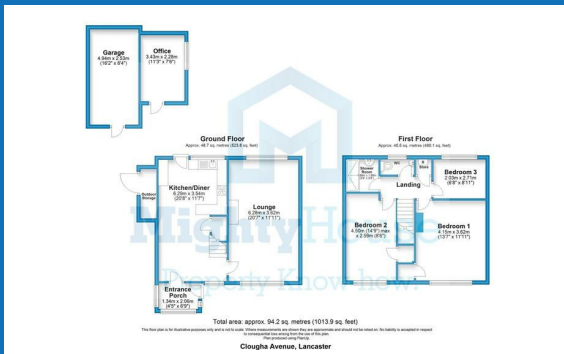
Purpose built office of wooden construction with double glazed window to the side, laminate flooring, power and light.

Detached Garage

Detached garage which is used as a work shop with loft space, power and light.

Useful Information

Tenure- Freehold
Council Tax Band (C) £1839.97 (2022)
EPC - C - Certificate number: 8835-7727-3280-0352-0902 - expires - 01/03/2025



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	84	84
England & Wales EU Directive 2002/91/EC		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.