

14 Wakefield Drive  
Lancaster, LA1 4EJ

House - Semi-Detached

Price Guide

£255,000



# 14 Wakefield Drive Lancaster, LA1

House - Semi-Detached



## Overview

- NO CHAIN
- TWO RECEPTION ROOMS
- NEW ROOF IN 2014
- EXCELLENT LOCAL AMENITIES
- RENOWNED LOCAL SCHOOLING
- SEMI-DETACHED
- CORNER PLOT
- POPULAR LOCATION
- LOVELY FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT

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### Entrance Hallway

Stained glass door to the hallway, double-glazed window to the side, stairs to the first floor, walk-in storage cupboard with a double-glazed window to the side which would make an ideal downstairs W.C. Carpeted floor, radiator.

### Lounge

Double glazed bay window to the front, gas fire, carpeted floor, radiator.

### Dining Room

Open arch to the kitchen with a double-glazed bay window to the rear, gas fire, carpeted floor, radiator.

### Kitchen

Two rooms are separated by an opening with a double-glazed window to the side, a range of matching wall and base units, Baxi condensing boiler and a radiator. Second kitchen with a double-glazed window to the side, a door to the garden, base units, a stainless steel sink, plumbing for washing machine, a free-standing gas cooker and radiator.

### First Floor Landing

Double-glazed window to the side, access to the loft which is not boarded but insulated.

### Bedroom One

Double glazed bay window to the front, carpeted floor, radiator.

### Bedroom Two

Double glazed bay window to the front, carpeted floor, radiator.

### Bedroom Three

Double-glazed window to the front, built-in storage space, carpeted floor, radiator.

### Bathroom

Double-glazed frosted window to the rear, panelled bath, wash hand basin, electric wall heater, radiator and built-in linen cupboard housing the water cylinder and tank.

### W.C

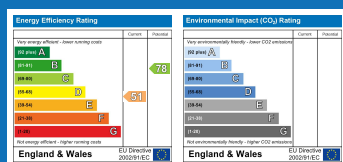
Double-glazed frosted window to side, W.C.

### Outside

Low-maintenance front and rear gardens with a hard standing to the rear for a garage or large shed and double gates leading to the road. Wood storage shed and side gate.

### Useful Information

Tenure Freehold  
Council Tax Band (C) £2007.16  
New Roof In 2014  
No Onward Chain



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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.