

2 Malvern Avenue, Lancaster, LA1 4BP



£230,000

This wonderfully presented semi-detached home in Bowerham offers a blend of convenience, charm, and potential for versatile use of the detached former garage. Ideal for families or those looking to work from home, this property provides a unique opportunity in a desirable location.

Open plan lounge and dining room with a cosy wood burner in the lounge just add to the warmth and charm of this beautiful home.

Set in a quiet cul-de-sac position and within walking distance of Williamson Park and excellent local amenities this quirky home offers unique features and decor that certainly make it stand out!

Lancaster city is within easy reach offering an excellent choice of schooling for all ages with both the Lancaster Girls' and Boys' Grammar with a great choice of high street shops, fabulous restaurants and a local market.

The city has very good transport links via road and rail making this an easy commute for professionals working at renowned hospitals and universities.

Don't miss the opportunity to own this delightful home in a sought-after location. Contact us today to arrange a viewing and experience the charm and beauty of this property for yourself.

Entrance Hallway



Stairs to the first floor, carpeted floor, radiator, door to the downstairs storage cupboard with plumbing for a washing machine and the consumer unit.

Open Plan Lounge & Dining Room



Double-glazed window to the front, feature fireplace with a multi-fuel stove, radiators, laminate floor, dining area with double-glazed doors leading onto the garden.

Kitchen



Double-glazed window to the rear, range of matching cabinets and fitted shelving cleverly arranged to maximise the space, breakfast bar, integrated dishwasher, space for fridge/freezer, cupboard housing combi boiler, Zanussi four plate electric hob and oven, extractor hood, laminate floor, stainless steel sink.

First Floor Landing



Double-glazed window to the side and access to the loft which is insulated.

Bedroom One



Double-glazed window to the front and side, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Three

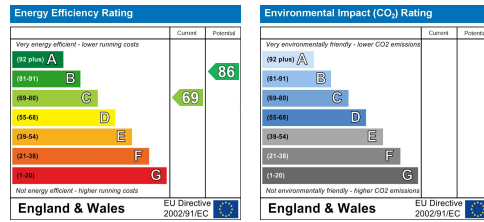


Double-glazed window to the front, carpeted floor, radiator.

double-glazed windows to the side and double-glazed doors to the front. This is a very versatile building with a multitude of uses such as a home office, gym or storage if you were running your own business.

Useful Information

Tenure Freehold
Council Tax Band (B) £1756.26



Bathroom



Double-glazed frosted window to the rear, bath with Mira eclectic shower, wash hand basin, extractor fan, laminate floor, radiator, W.C.

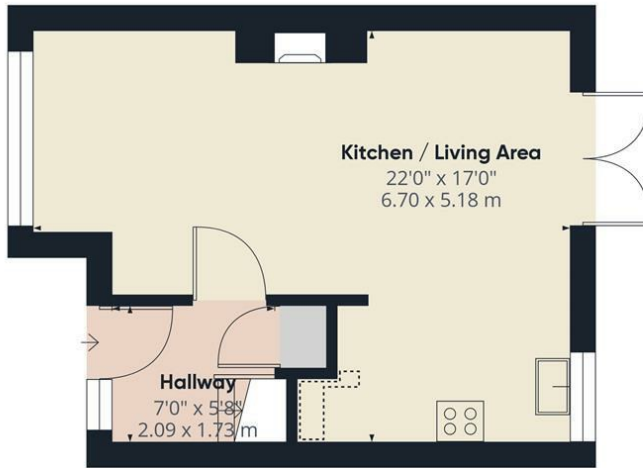
Outside

Small garden to the front with off-road parking and a gate to access the rear. Enclosed rear garden with raised flower beds, patio areas, a range of various plants trees and shrubs, greenhouse, outside power point, water tap.

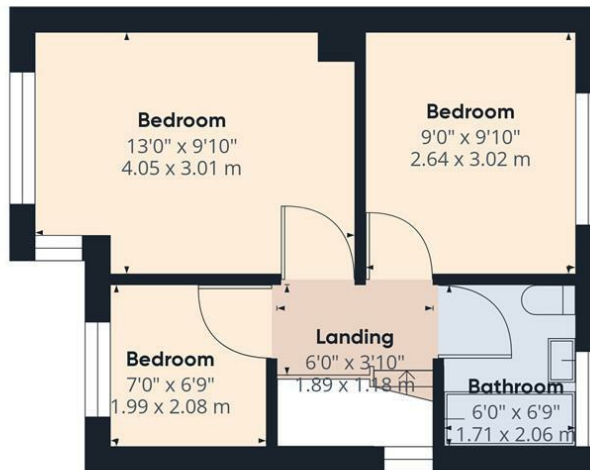
Former Garage



Former garage with power and light,



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

666.82 ft²
61.95 m²

Reduced headroom

3.55 ft²
0.33 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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