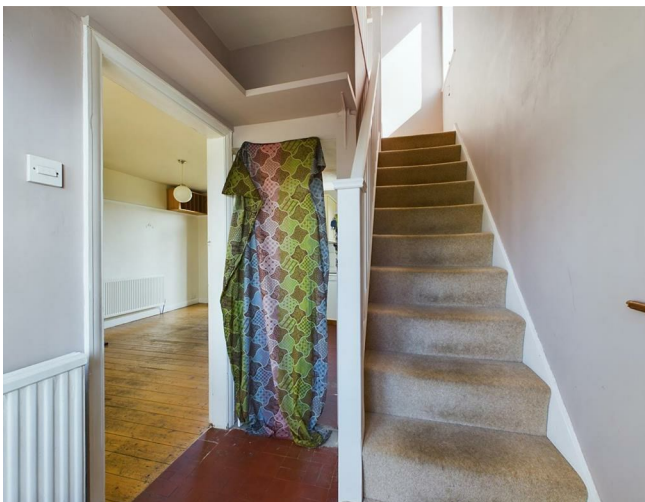


## 43 Canterbury Avenue, Lancaster, LA1 4AU



**£225,000**



This delightful three-bedroom semi-detached property features an inviting open-plan lounge and dining area, complete with a charming wood burner that adds warmth and a cosy atmosphere to the heart of the home. While the property would benefit from some modernisation, it offers a fantastic opportunity for buyers to customise and create a truly unique living space that reflects their style.

The property is perfectly positioned, backing onto peaceful allotments, which provide a scenic backdrop and a sense of tranquillity and privacy.

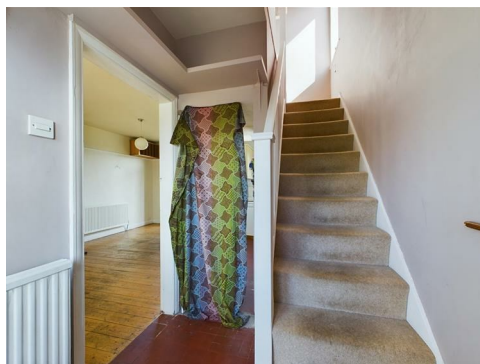
The garden also has a large, versatile shed equipped with double-glazed windows and doors, power, and lighting, and wood flooring. This adaptable space could serve as an ideal home office, gym, or entertainment bar, while also offering excellent storage or workspace for those running a business from home.

Set in the ever-popular prime location area of Bowerham, south Lancaster, this home is ideal for first-time buyers, families, or investors looking to add value.

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.

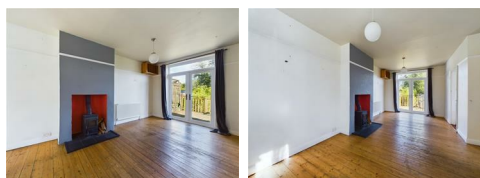
Don't miss the chance to transform this property into your perfect home.

### Entrance Hallway



Stairs to the first floor, tiled floor, radiator.

### Lounge/Diner



Open plan with a double-glazed window to the front and double-glazed patio doors leading to the garden, feature fireplace with inset wood burner, wood floor and radiators.

### Kitchen



Double-glazed windows to the rear and side, a range of matching wall and base units, four plate eclectic hob and oven, plumbing for washing machine, dishwasher, enamel sink, Worcester combi boiler, tiled floor.

### First Floor Landing

Double-glazed window to the side, access to the loft.

### Bedroom One



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

### Bedroom Two



Double-glazed window to the rear with lovely views over the allotments, laminate floor and radiator.

### Bedroom Three



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

## Bathroom



Double-glazed frosted window to the rear, bath, wash hand basin, radiator, laminate floor, W.C.

## Outside

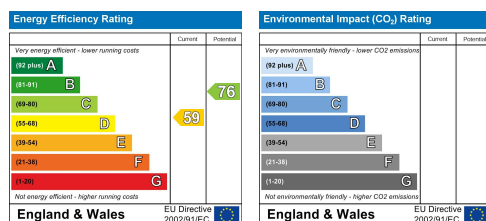
This property boasts convenient off-road parking to the front for two vehicles and a gated entrance to the rear garden, which backs onto delightful allotments, offering a peaceful and scenic backdrop. The garden features a lawn area, surrounded by an established array of trees, flowers, and shrubs, adding to the sense of privacy and tranquility. The garden has a spacious decked patio area, perfect for outdoor dining and relaxation. Additionally, there is a large, versatile shed equipped with double-glazed windows and doors, power, lighting, and wood flooring. This adaptable space could serve as an ideal home office, gym, or entertainment bar, while also offering excellent storage or workspace for those running a business from home.

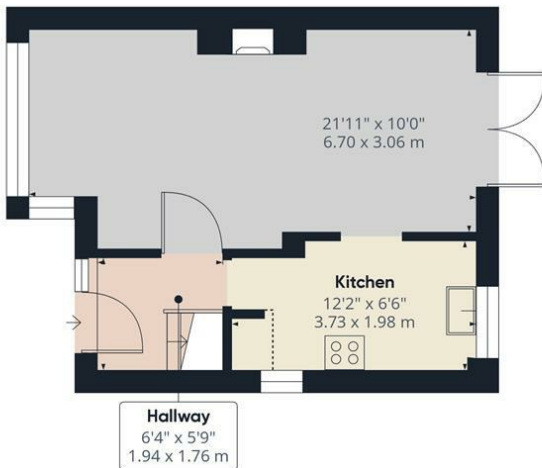
## Useful Information

Tenure Freehold

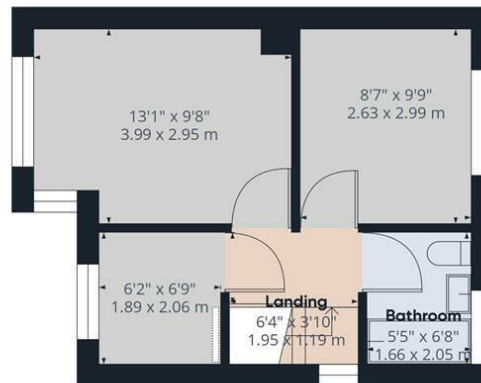
Council Tax Band (B ) £1756.26

No Onward Chain





Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

806.32 ft<sup>2</sup>  
74.91 m<sup>2</sup>

**Reduced headroom**

5.49 ft<sup>2</sup>  
0.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Ground Floor Building 2