

6 Rays Drive, Lancaster, LA1 4NT



£265,000

A well presented three-bedroom semi-detached family home, situated in a peaceful cul-de-sac offering spacious accommodation throughout. Although in need of some updating in places, the house has been very well maintained over the years and boasts two generously sized reception rooms, ideal for entertaining friends or relaxing evenings spent with the family. A contemporary kitchen, thoughtfully designed with modern fittings, provides the perfect setting for family meals and gatherings.

Upstairs, you'll find three comfortable bedrooms, offering ample space for a growing family or guests, along with a stylish family shower room. Outside, the property benefits from a detached garage, complemented by convenient off-road parking and rear garden.

Set within walking distance of local amenities including a Booths supermarket, garage, and a popular dining pub, this home perfectly combines convenience with tranquillity.

With excellent transport links close by, it's an ideal choice for commuters looking for a welcoming family home.

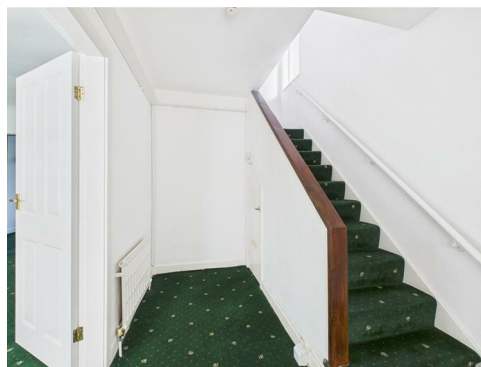
Regular bus routes serve the area, providing excellent connections throughout Lancaster and beyond. Further transport links are easily accessible, ensuring convenient travel via road networks and motorways for commuters.

Offered with no onward chain.

Entrance Porch

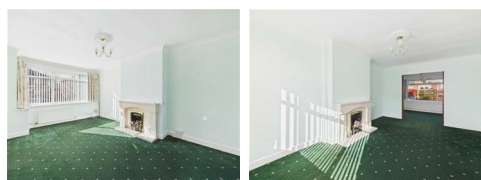
Tiled floor, door to the hallway.

Hallway



Stairs to the first floor, radiator, cupboard housing the consumer unit, carpeted floor, understairs storage cupboard housing the gas meter and combi boiler.

Lounge



Double-glazed window to the front, fireplace with inset coal effect gas fire, carpeted floor, radiator, sliding doors leading to the dining room.

Dining Room



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

Kitchen



Double-glazed window to the rear, range of cabinets finished in a high gloss cream, four plate electric hob

and extractor hood, integrated Bosch electric oven and microwave, Blanco ceramic sink, laminate floor and double glazed door to the side.

First Floor Landing

Double-glazed window to the side, large built-in linen cupboard and access to the loft.

Bedroom One



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

Bedroom Two



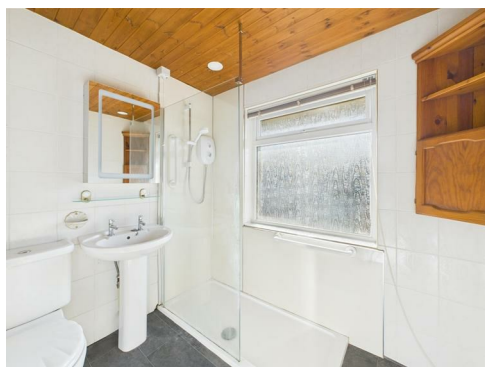
Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Three



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

Shower Room



Double-glazed frosted window to the front, walk in shower cubicle with Mira electric shower, wash hand basin, heated towel rail, vinyl floor, W.C.

Outside



Front garden bordered by various plants and shrubs, off road parking for three cars and access to the garage. Rear garden mainly laid to lawn with a patio area and water tap.

Garage

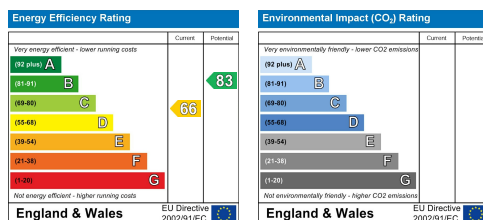


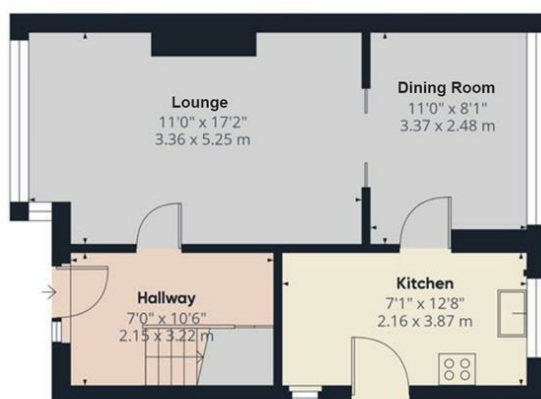
Useful Information

No Onward Chain

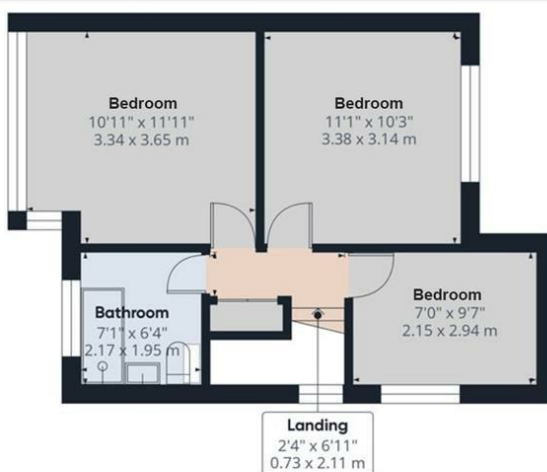
Tenure Freehold

Council Tax Band (C) £2,104.19





Ground Floor



Floor 1

Approximate total area⁽¹⁾

834.4 ft²
77.52 m²

(1) Excluding balconies and terraces

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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