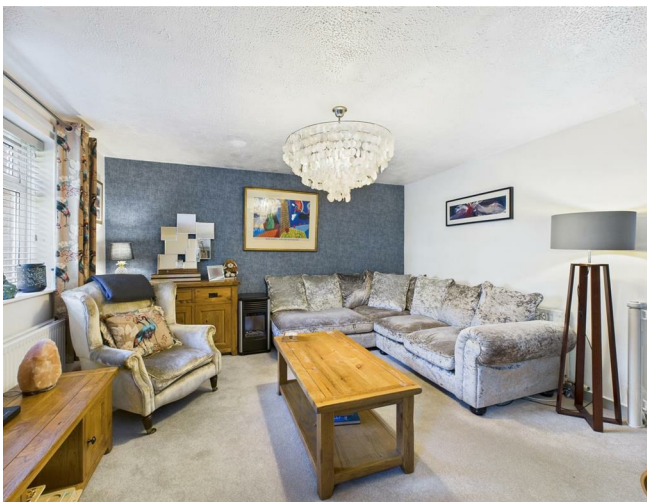


## 2 Ashbourne Drive, Lancaster, LA1 2DW



**£137,500**



## Beautifully Presented Two-Bedroom Home That You Must View!

This stylish and well-maintained two-bedroom home enjoys an elevated position with far-reaching views from its spacious rear garden, ideal for those seeking a peaceful yet well-connected setting in Lancaster.

Step inside to a welcoming lounge/dining area, perfect for both relaxing and entertaining. Stairs lead down to a modern, well-equipped kitchen, with access to a rear porch and the garden beyond.

Upstairs, the home is split over two levels and features two generously sized bedrooms and a contemporary bathroom.

Externally, the property benefits from a garage and an allocated parking space, adding to its convenience.

With its beautiful presentation, scenic outlook, and practical features, this is a fantastic opportunity for first-time buyers or anyone looking for a comfortable home in a sought-after location. No onward chain

### Lounge



Carpeted, two radiators, stairs to first floor, double glazed window to front, stairs down to kitchen.

### Kitchen



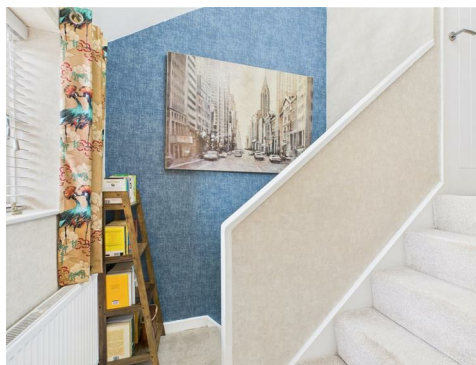
Vinyl floor, door to porch, large double glazed window to rear, range of matching wall and base units with beautiful wooden work tops, space for freestanding fridge/freezer, space and plumbing for washing machine, induction hob and electric oven.

### Rear Porch



Carpeted, double glazed frosted windows, power sockets.

### First Floor Landing



Split level, carpeted, large double glazed window to rear, radiator, airing cupboard housing Ideal combi boiler.

### Bathroom



Vinyl floor, tiled walls, bath with overhead thermostatic shower, shower boarded walls around bath, radiator, double glazed frosted window to rear, sink unit with storage and W.C.

### Bedroom One



Carpeted, radiator, large double glazed window to front.

### Bedroom Two



Carpeted, radiator, large double glazed window to front.

Outside



Tiered garden offering stunning views, multiple seating areas, an outdoor tap, and a wooden shed. A gate provides access down to the single garage and parking area, where there is one allocated parking space and additional land to the rear that belongs to the property.

Useful Information

Council Tax Band (A) - £1,578.14  
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

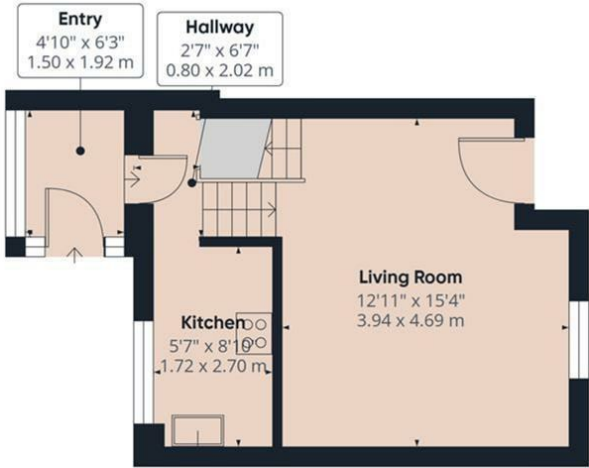
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



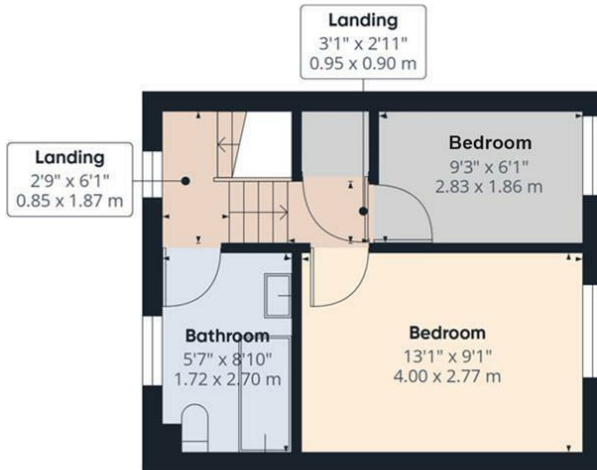
Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
577 ft<sup>2</sup>  
53.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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