



21 Princess Avenue, Lancaster, LA1 4RU

Located in a desirable cul-de-sac in a city centre location and offered with no onward chain, is this spacious two bedroom detached bungalow on Princess Avenue. Ready to move in, the attractive property has been fully renovated by it's current owner and boasts a large rear garden. The bungalow briefly comprises of a welcoming entrance hall, two good sized double bedrooms, a contemporary bathroom suite, a spacious lounge and a modern fitted kitchen. Externally, the property has a small lawn area to the front as well as plenty of on street parking. To the rear is a generously sized garden with a central lawn area as well as mature trees and shrubs, brick built out building ideal for storing garden tools and shale path areas. Located in South Lancaster, the property benefits from a convenient position with access to a wide range of amenities within the historic city. Various high street shops, restaurants, and supermarkets are just a short drive away and local amenities such as a pharmacy, a doctor's surgery, the Royal Lancaster Infirmary, and a West Coast mainline railway station, are also easily accessible. For transportation, local buses offer regular travel in and around the city, and the M6 motorway is conveniently located just over three miles away, providing access to destinations further afield.



Entrance Hall

4'11" by 12'0" (maximum measurements) (1.5 by 3.67 (maximum measurements))

Welcoming entrance hall with tiled floors, storage cupboard, electricity points and ceiling light.

Lounge

13'5" by 11'11" (4.11 by 3.65)

Spacious lounge with wood flooring, window to front aspect, electricity points and ceiling light.

Kitchen

8'0" by 11'7" (2.45 by 3.54)

Modern fitted kitchen with a range of base and wall mounted units, four ring induction hob with oven beneath, space for a fridge freezer, sink and drainer unit. The room also has tiled floors, window to rear aspect, door to the side leading out to the garden, electricity points and ceiling light.

Bathroom

8'4" by 11'11" (2.55 by 3.64)

Contemporary three piece suite comprising a panel bath with shower over, low flush WC and wash hand basin with vanity unit below. The room also has tiled walls and floor, access into storage cupboard, window to rear aspect and ceiling light.

Bedroom One

13'3" by 11'5" (4.06 by 3.49)

Double bedroom with window to rear aspect, electricity points and ceiling light.

Bedroom Two

8'6" by 12'0" (2.61 by 3.68)

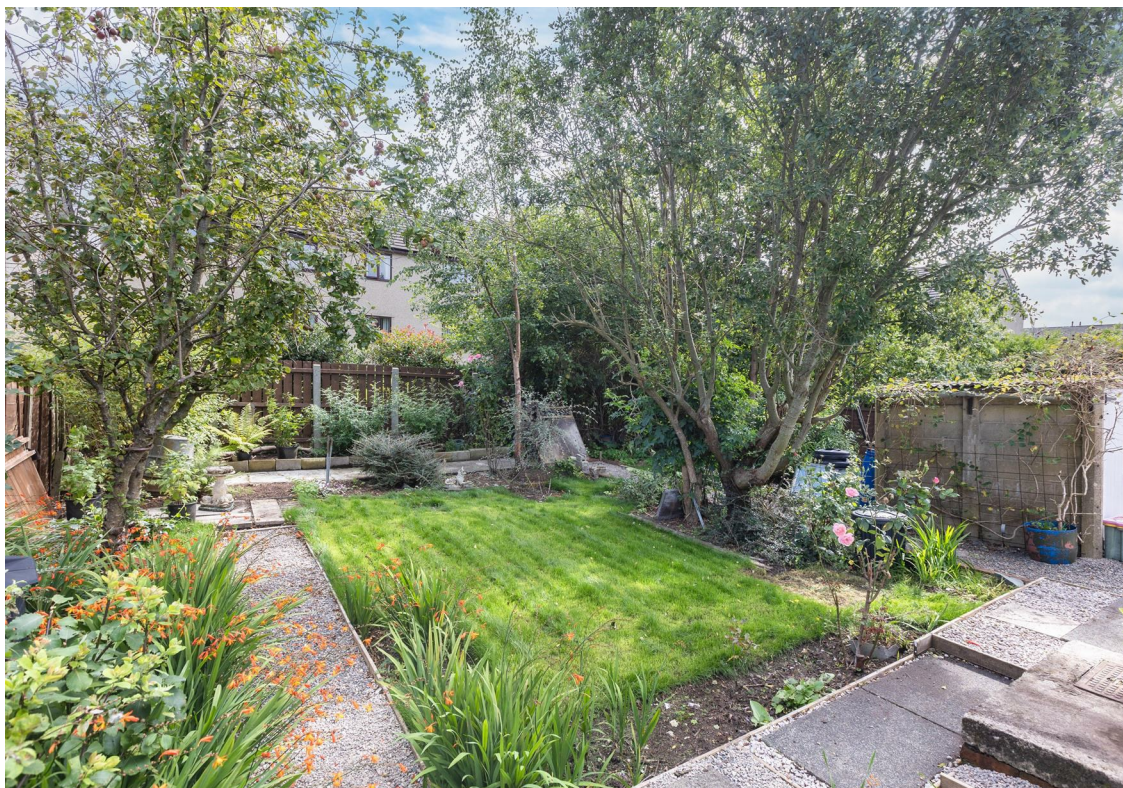
Double bedroom with window to front aspect, inset wardrobe, electricity points and ceiling light.

External

To the front of the property is a small lawn area with mature shrub borders and plenty of on street parking can be found at the front. To the rear is a generously sized garden with a central lawn area as well as mature trees and shrubs, brick built out building ideal for storing garden tools and shale path areas.

Council Tax

Band B







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Most energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	<p>85</p> <p>46</p>	<p>Most environmentally friendly - lower CO₂ emissions</p> <p>82-101 A</p> <p>65-81 B</p> <p>49-64 C</p> <p>32-47 D</p> <p>16-31 E</p> <p>1-15 F</p> <p>0-15 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Your Award Winning Houseclub

