



11 Wyresdale Crescent, Glasson Dock, Lancaster, Lancashire, LA2 0DL

Neatly tucked away on a peaceful cul-de-sac in Glasson Dock and offering well proportioned rooms throughout, is this spacious two bedroom semi-detached bungalow on Wyresdale Crescent. Well presented throughout, the attractive property also boasts huge potential to create further living space, with similar properties on the street utilising the huge loft space to make a sizeable family home. Internally, the impressive residence briefly comprises of a wide and welcoming entrance hall and porch, an inviting bay fronted lounge complete with feature fire place, an open plan kitchen diner, two good sized double bedrooms and a stylish three piece shower room suite. Externally, the bungalow occupies a good sized plot with a private and secure garden to the rear, a pleasant lawned garden to the front, plus a lengthy driveway providing off road parking that extends down into the single detached garage. The historic port of Glasson Dock is rapidly growing in popularity with new home owners thanks to its idyllic blend of tranquil surroundings and local amenities. Commuters enjoy easy access to the bustling city of Lancaster, along with being within close proximity of the M6 motorway. Offered for sale with no chain, contact our office to arrange your internal inspection.



Accommodation

Entrance Hall

5'10" x 11'5" (1.79 x 3.5)

Wide entrance hall with access to loft hatch and drop down ladder, NEST central heating control point, radiator and ceiling light.

Lounge

16'0" x 11'5" (4.88 x 3.5)

Spacious room with a large bay window to front aspect, feature fire place, radiator, ceiling and wall lights.

Kitchen Diner

15'11" x 12'0" (4.86 x 3.67)

Open plan room with a range of base and wall mounted units plus built in lader cupboard, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Recently installed Nevien oil central heating boiler, windows to rear aspect, radiator and ceiling lights.

Shower Room

5'10" x 8'11" (1.78 x 2.74)

Contemporary three piece suite comprising of a tiled walk in shower, vanity unit with wash hand basin and a low level WC. Tiled floors and walls, mirrored light up cabinet, window to rear aspect, towel radiator and ceiling light.

Bedroom One

10'2" x 12'0" (3.12 x 3.68)

Good sized double bedroom with a window to rear aspect, radiator and ceiling light.

Bedroom Two

10'3" x 12'3" (3.13 x 3.75)

Another good sized double bedroom with a range of fitted wardrobes, bay window to front aspect, radiator and ceiling light.

External

Small garden area to the front with a central lawn and shrubbery border. Decent garden to the rear with a sizeable paint seating area, lawn space and mature shrubbery border. Also provides access to oil tank. Driveway extends down the side of the property and provides off road parking.

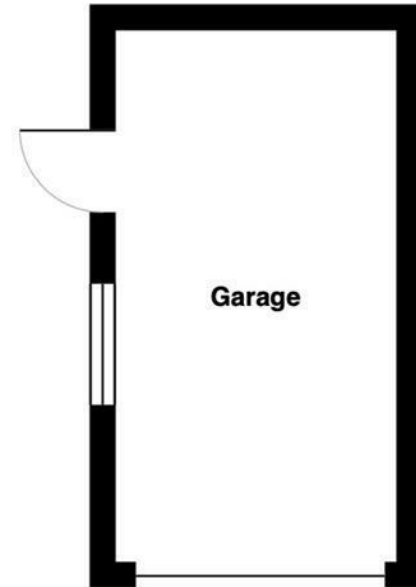
Garage

8'4" x 16'0" (2.55 x 4.88)

Single detached garage with an up and over door to the front, additional side door accessed from the garden, power and lighting.







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><small>Not energy efficient - higher running costs</small></p>	<p>76</p>	<p>Most environmentally friendly - lower CO₂ emissions</p> <p>82-91 A</p> <p>69-80 B</p> <p>55-68 C</p> <p>39-54 D</p> <p>21-38 E</p> <p>1-20 F</p> <p><small>Not environmentally friendly - higher CO₂ emissions</small></p>	<p>53</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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