





## 16 Gleneagles Drive, Lancaster, LA1 3RP

Upgraded and modernised to a superb standard and boasting quality living accommodation across three floors, is this attractive four bedroom three bathroom townhouse, located in the popular Standen Gate development in South Lancaster. Ready to move in, the impressive property would make the ideal family home and internally, briefly comprises on the ground floor of two double bedrooms, a three piece shower room suite and a handy utility room. To the first floor is a stylish modern fitted kitchen / diner along with a sizeable living room. Occupying the top floor are two further double bedrooms, with the master boasting a recently installed ensuite bathroom and the second bedroom an ensuite shower room. Externally, a charming flagged patio garden provides plenty of room for a table and chairs along with potted plants, with a decked area to the rear providing an additional seating area with a pleasant outlook to the rear of mature trees and fields. A driveway to the front provides off road parking with additional on street parking also available. Situated within moments of Williamson Park, the mid-terrace sits in a perfect position to take advantage of a wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the Universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over three miles away.



## Ground Floor

### Bedroom Four

**8'9" x 14'0" (2.67 x 4.27)**

Double bedroom. Double glazed windows to front aspect, laminate flooring, radiator and ceiling light.

### Bedroom Three

**6'8" x 7'11" (2.05 x 2.42)**

Double bedroom. Double glazed window to rear aspect, radiator and ceiling light.

### Shower Room

Three piece suite comprising of a shower cubicle, low flush wc and pedestal wash hand basin. Radiator and ceiling lights.

### Utility Room

**6'8" x 6'8" (2.05 x 2.05)**

With fitted base units and worktop, plumbing for washing machine, space for freezer, recently installed gas central heating boiler, sink and drainer unit. Door leading out to rear garden, radiator and ceiling light.

## First Floor

### Kitchen / Diner

**2.9 x 4.57**

Modern fitted kitchen comprising a range of base and wall mounted units, four ring gas hob with fan oven beneath, integral dishwasher and ridge, sink and drainer unit. Double glazed windows to rear aspect, radiator and ceiling lights. Laminate flooring to dining area.

### Lounge

**10'6" x 14'11" (3.22 x 4.57)**

Spacious room with laminate flooring, double glazed windows to front aspect, radiators and ceiling lights.

## Second Room

### Bedroom Two

**9'3" x 14'11" (2.84 x 4.57)**

Double bedroom. Double glazed windows to rear aspect, recently laid carpet, radiator and ceiling light.

### Ensuite Shower Room

Three piece suite comprising of a corner shower cubicle, low flush wc and pedestal wash hand basin. Radiator and ceiling lights.

### Bedroom One

**10'6" x 14'11" (3.22 x 4.57)**

Double bedroom. Fitted wardrobes to two side, double glazed windows to front aspect, radiator and ceiling light.

### Ensuite Bathroom

Installed in 2020 and comprising of a panel bath with shower over, vanity unit with wash hand basin and a low flush wc. Tiled walls and ceiling lights.

### External

Charming flagged patio garden providing plenty of room for a table and chairs along with potted plants, also with a decked area to the rear providing an additional seating area with a pleasant outlook to the rear of mature trees and fields. A driveway to the front provides off road parking with additional on street parking also available.

### Additional Info

Leasehold - 135 years remaining. Ground rent - £230/year.

### Council Tax

Band C

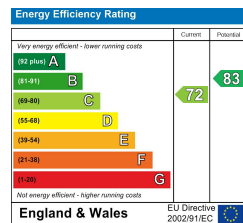
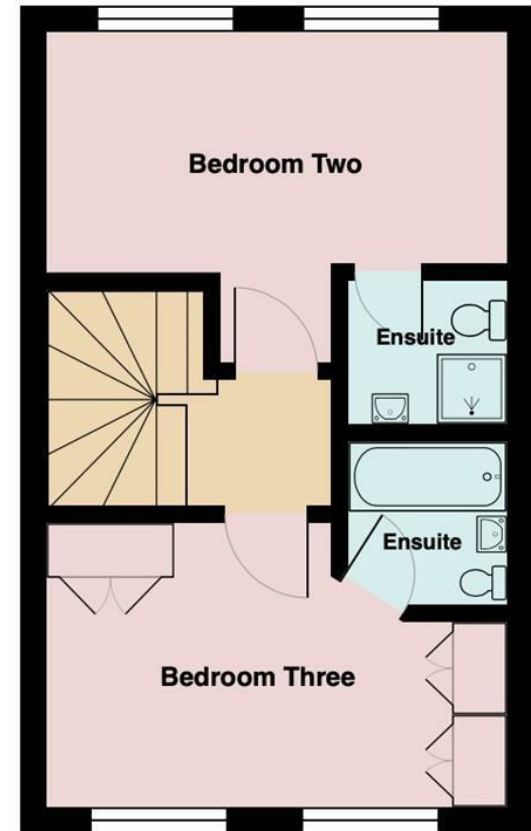
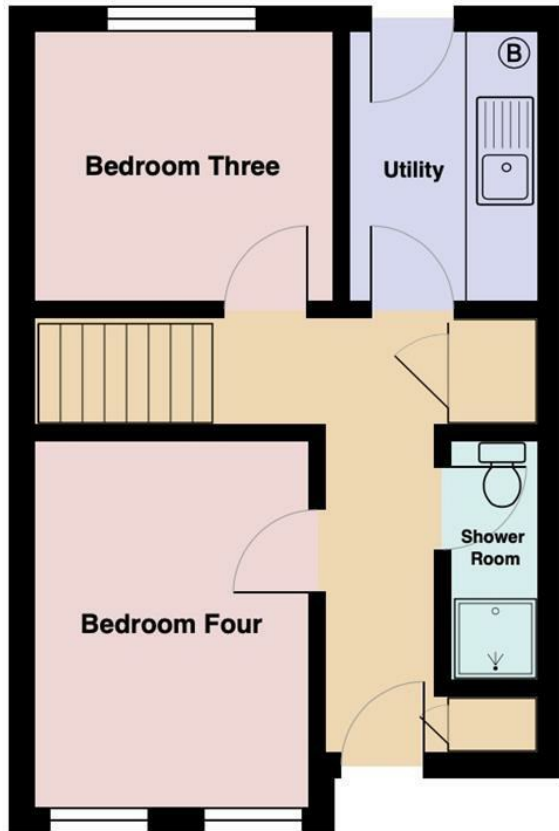












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