





## 77 Farmdale Road, Lancaster, LA1 4JB

Situated on Farmdale Road in Lancaster, this meticulously presented three/four bedroom semi-detached dormer bungalow boasts broad appeal for a diverse range of buyers. Deceptively spacious, this impressive family home is move-in ready, offering generously proportioned rooms, including a delightful rear extension that has transformed into a coveted kitchen dining space. Internally, the residence provides versatility in layout, with the ground floor comprising a welcoming entrance hall, an inviting lounge, a large modern fitted kitchen diner, a shower room, a double bedroom, and a second rear reception room that can serve as another double bedroom or a formal dining room. The first floor hosts two additional double bedrooms and a three-piece bathroom suite. Externally, the property is nestled on a sizeable plot and features an expansive rear garden, which provides an ideal setting for outdoor entertaining, featuring a mix of lawn, a patio seating area, and various flower beds. There is potential for additional landscaping if desired. The front of the property boasts a driveway offering off-road parking, extending along the side of the house, accompanied by a small front lawn.

A popular location, the property is situated in a great position to access the 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 handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city including routes to University of Lancaster and further afield, the M6 motorway lies just over three miles away.



## Ground Floor

### Hall

Welcoming entrance hall with a radiator and ceiling lights.

### Lounge

Spacious lounge with a feature fire place (log burner not in use), a window to front aspect, radiator and ceiling light.

### Kitchen Diner

Sizeable extension that creates a superb social space, with a range of base and wall mounted kitchen units, integrated appliances including a four ring gas hob, double oven and grill, fridge, freezer and dishwasher. Also provides plumbing for a washing machine, space for a dryer, gas central heating combi boiler, sink and drainer unit. Throughout the L shaped room are solid wood floors, two velux windows, two sets of patio doors leading out to the rear garden, radiator and ceiling lights.

### Shower Room

Three piece suite comprising of a shower cubicle, a vanity unit with wash hand basin and a low flush WC. Also includes a towel radiator, a window to side aspect and ceiling lights.

### Rear Reception / Bedroom

Versatile room that has been used for a variety of uses over the years. Now currently used as a work room, but previous uses include an excellent sized double bedroom and a formal dining room. With internal double doors leading into the kitchen diner, radiator, solid wood floors and ceiling light.

### Bedroom Two

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

### First Floor

First floor was converted with limited head height, purchasers above 6 foot tall will mainly be affected by this.

### Bedroom Three

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

### Bedroom Four

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

## Bathroom

Three piece suite comprising of a panel bath, a low flush and wash hand basin. Wall light.

## Council Tax

Band C

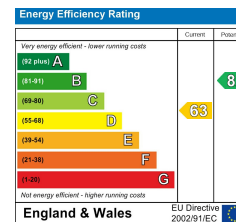
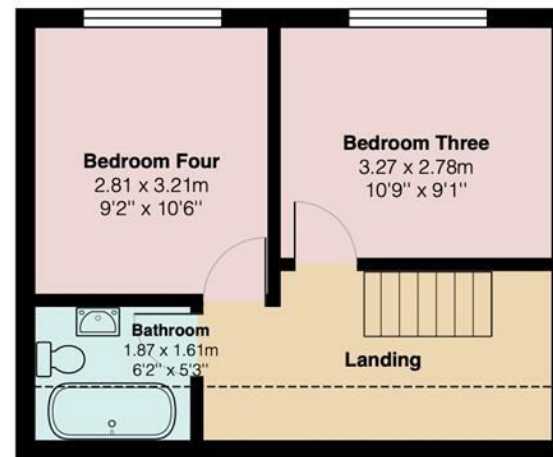












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