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FOR SALE
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01524 771 888
WWW.HOUSECLUB.CO.UK

47 Lincoln Road, Lancaster, LA1 5DJ

A simply stunning example of a modernised and extended, three bedroom semi-detached family home, located in the desirable area of Fairfield in Lancaster city centre. Available with no onward chain, the impressive property is ready to move in thanks to upgrading works across both floors, with the internal layout now offering a welcoming entrance hall and porch, an open plan front and rear reception room which can also be divided off thanks to internal doors, a contemporary fitted kitchen diner, and a handy utility / WC. To the first floor are two excellent sized double bedrooms, a single bedroom and a stylish three piece bathroom suite. Externally, an enclosed patio garden can be found to the rear, with residents permit parking found to the front. The property is ideally situated to access the wide range of amenities that the historic city of Lancaster has to offer including a multitude of high street shops, restaurants, bars and supermarkets that are all within easy reach, as well as highly regarded schools, Fairfield nature reserve and a handy 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

Hall

Welcoming entrance hall with a handy under stairs storage cupboard, radiator, laminate flooring and ceiling lights.

Front Reception Room

Inviting lounge with a bay window to front aspect, internal opening doors leading into the rear reception room, radiator and ceiling light.

Rear Reception Room

Second living area that could also be used as a formal dining area of play room, open plan to the kitchen diner, with a radiator and ceiling light.

Kitchen Diner

Modern fitted kitchen with a range of base and wall mounted units, integral appliances including a four ring ceramic hob with fan oven beneath, dishwasher, fridge and freezer, sink and drainer unit. Also with patio doors leading out to the rear garden, laminate flooring, window to side aspect, radiator and ceiling lights.

Utility WC

Handy utility room with a wash hand basin and low flush WC, also provides plumbing for a washing machine, an additional freezer, window to side aspect, towel radiator and ceiling light.

First Floor

Bedroom One

Large double bedroom with a bay window to front aspect, radiator and ceiling light.

Bedroom Two

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

Bedroom Three

Single bedroom with a window to front aspect, radiator and ceiling light.

Bathroom

Stylish three piece suite comprising of an L shaped bath with shower over, vanity unit with wash hand basin and a low flush

WC. Also with tiled flooring, a towel radiator, window to rear aspect and ceiling light.

External

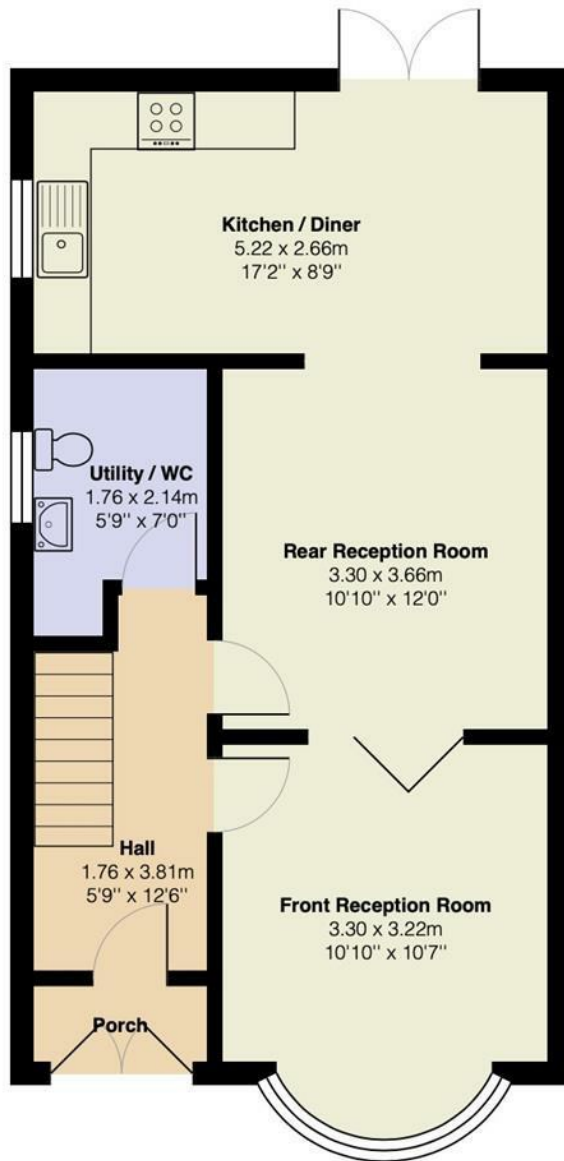
Residents permit parking the front. Enclosed a patio garden to the rear with mature hedgerow borders and a shed.

Council Tax

Band B







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		82
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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