



45 Lincoln Road, Lancaster, LA1 5DJ

Immaculately presented and boasting modernised living accommodation across two spacious floors, is this stunning three bedroom semi-detached family home, located in the desirable area of Fairfield in central Lancaster. Ready to move in, the impressive property has been upgraded throughout, with most recent additions including a new kitchen, shower room and external block paving. Internally, the property briefly comprises of a welcoming entrance hall and porch, an inviting front reception room, a dining room and a contemporary fitted kitchen. To the first floor are two excellent sized double bedrooms, a single bedroom and a stylish three piece shower room suite. Externally, an enclosed block paved 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

Entrance Hall

Welcoming entrance hall and porch with access to under stairs storage.

Lounge

With a bay window to front aspect, radiator and ceiling light.

Dining Room

Window to rear aspect, radiator and ceiling light.

Kitchen

Modern fitted kitchen with a range of base and wall mounted units, four ring gas hob with fan oven beneath, dishwasher, sink and drainer unit. Window to rear aspect, door to side and garden, ceiling light.

First Floor

Bedroom One

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

Bedroom Two

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.

Shower Room

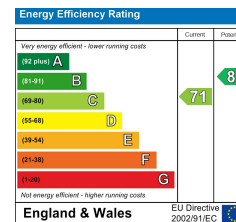
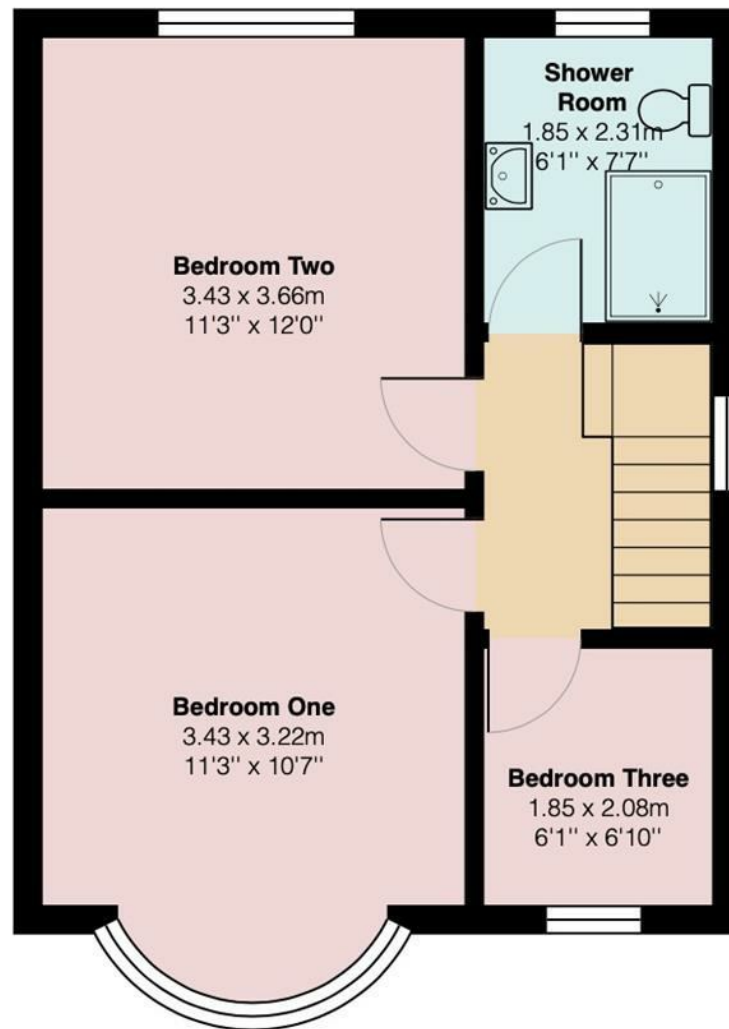
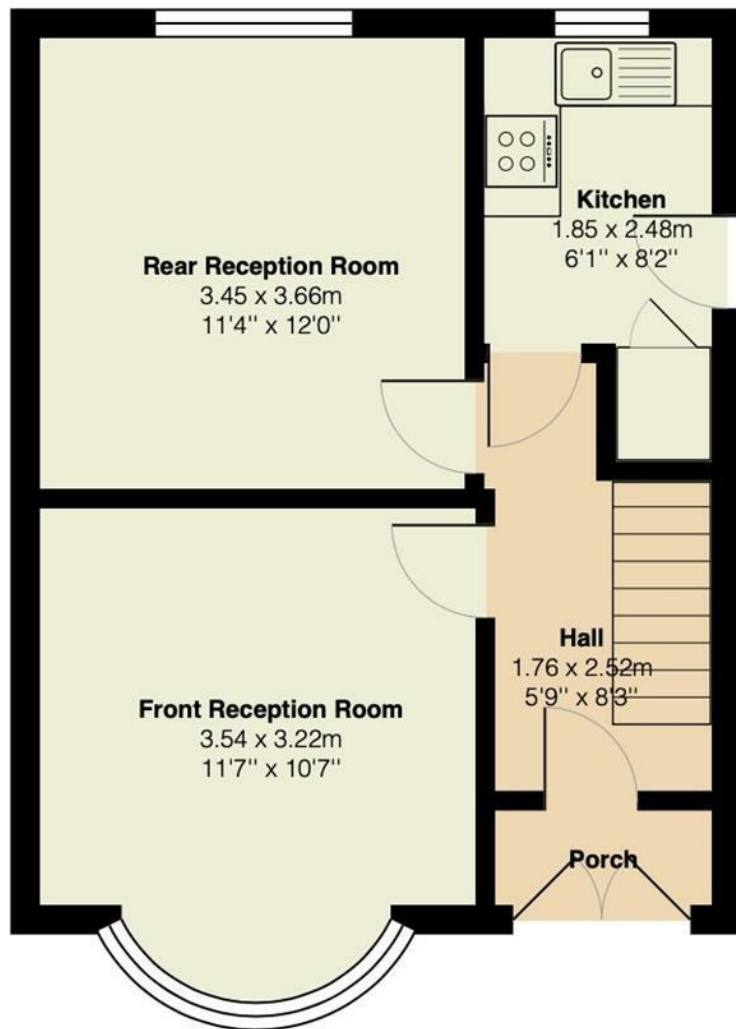
Three piece suite comprising of a large walk in shower, a low flush WC and a vanity unit with wash hand basin. Window to rear aspect, radiator and ceiling lights.

External

Block paved patio garden to the rear, paving extends down the side of the property and to the front. Also to the side is an external cupboard which houses the washing machine. Residents permit parking to the front.







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