



1 Skiddaw Road, Lancaster, LA1 3NL

A fantastic family home, set within a stones-throw of the historic market town of Lancaster. It's easy to see why this family love their home. With open plan living spaces, and lovingly updated in their time of ownership, this property is ready for the next family to settle and make their own memories. With three good-sized bedrooms, two porches and ample storage. The icing on the cake - secure gardens front and rear with off road parking.



Layout (with approx. dimensions)

Ground Floor –

Entrance Porch -

8'3" x 3'11" (2.54 x 1.21)

Of a UPVC double glazed and brick construction, this great space has laminate flooring and is heated by a radiator. Perfect for storing pushchairs or bikes. This leads into:

Hallway –

12'1" x 6'4" (3.69 x 1.95)

Entered via a glass panelled wooden door, this spacious hallway has a useful built in storage cupboard, a meter cupboard and an understair storage housing a central heating boiler. With stairs leading to the first floor.

Dining Room –

10'7" x 8'5" (3.24 x 2.58)

Fitted with a feature brick fire surround, a UPVC double glazed window overlooking the front garden and laminated flooring. This room opens into:

Living Room –

13'0" x 10'5" (3.98 x 3.19)

Suitably referred to as “the heart of this home” this spacious room is fitted with a UPVC double glazed window overlooking the rear garden, a built-in overhead storage cupboard and a radiator. The perfect area to easily watch from the kitchen if you have younger children, or simply socialise with friends and family. This room leads into:

Kitchen –

10'6" x 7'11" (3.21 x 2.42)

Fitted with a range of wall and base units with a complementary worktop over and a one and a half sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob, an electric cooker, integrated dishwasher and washing machine with space for the fridge freezer. This well thought out kitchen has ample storage areas and utilises every area of the room perfectly. With two UPVC double glazed windows and rear door, laminate flooring and a kick board heater. This leads into:

Rear Porch -

5'6" x 3'3" (1.70 x 1.01)

Of a UPVC double glazed construction with laminate flooring. This fantastic space looks out over the rear garden, again providing extra storage.

First Floor Landing -

Stairs lead from the entrance hall to spacious first floor landing. With a UPVC double glazed window and access to a loft space, which has been insulated in the vendors time of ownership.

Bedroom One -

11'10" x 10'8" (3.63 x 3.27)

A spacious light and bright room, with a built in wardrobe and mirrored sliding door. With a UPVC double glazed window, laminate flooring and a radiator.

Bedroom Two -

10'4" x 9'9" (3.16 x 2.99)

An equally spacious room, with a UPVC double glazed window, laminate flooring and a radiator.

Bedroom Three -

8'3" x 7'11" (2.52 x 2.42)

Although this is typically called the "Box Room" this room is once again well thought. With a UPVC double glazed window, laminate flooring and a radiator.

Bathroom -

7'11" x 6'6" (2.43 x 2.00)

Fitted with a four piece suite consisting of a WC, wash hand basin set in a bathroom cabinet. A corner bath with shower attachment, and a shower cubicle with tiled surround complete this room. With a UPVC double glazed frosted window, downlighter, an extractor fan and a heated towel rail.

Outside -

To the front of the property there is a driveway providing off road parking, which leads to an enclosed front garden. The current vendors removed the turf in the hope of turning this area into an exciting play area for their children. This is therefore ready for any green fingered enthusiasts to make their own, or simply to re-turf and enjoy. With recently installed wooden fencing and privacy hedging. To the rear, a low maintenance garden can be found, with raised flower beds, decorative stone flagging and secure wooden gate.

Please Note:

The current vendors have owned this property for the past 6 years and in that time have made significant changes. The original wall was removed between the dining and living room, making a fantastic open plan space. They inform us this was completed under council supervision with the necessary

documentation available. Kitchen and Bathroom were also newly installed with this time scale and the property was replastered throughout.

Services -

Mains electric, mains gas, mains water and mains drainage.

Council Tax -

Band A - Lancaster City Council.

Tenure -

Freehold.

Viewings -

Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate -

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Your Award Winning Houseclub

