



77 Barley Cop Lane, Lancaster, Lancashire, LA1 2PP

A fantastic three bedroom terraced house with transport links providing easy access to the city centre, surrounding villages and the motorway. Perfectly situated for young professionals and families, the interior has been revamped by the current owners, creating a warm and welcoming home. An open plan living and dining room forms the hub of the house, with a modern kitchen, downstairs WC and versatile second reception room completing the lower floor living areas.

Upstairs, three well-proportioned bedrooms are serviced by an impressive main bathroom, with a utility space for household appliances. The bedrooms benefit from large double glazed windows, proving lots of natural light and floor space for storage solutions.

A great family home, or a future proof home for young couples, the house is move in ready and just waiting for you to add your personal touches.



Location

The property is located a short walk from the local convenience store and takeaways and post office. Within the catchment area of local schools, it would make a great family home. You also have easy access to the A6 providing access to Lancaster city centre, surrounding villages and the motorway, making it great for young professionals and commuters.

Porch

11'1" x 3'7" (3.39 x 1.10)

A wooden construction front porch, on a concrete slab with an external water tap. There are three windows providing natural light, a glass paned wooden door to the porch and an external UPVC door to access the main property.

Hallway

10'11" x 7'9" (3.34 x 2.37)

An entrance flooring with laminate flooring and a wall mounted double panel radiator providing access to the downstairs living areas and the stairs. A window through to the conservatory and an overhead ceiling light create a light, bright room.

Reception 1

22'2" x 10'9" (6.76 x 3.28)

A well-proportioned open plan living and dining area in the centre of the home with a wood burner set into a painted chimney breast. The living area features exposed floorboards with ample space for two large sofas, central coffee table and storage units in the alcoves.

The dining area sits behind, with laminate flooring and double glazed windows on two aspects filling the room with light. Glass double doors lead to the back garden, with a UPVC door onto the side of the rear patio.

Kitchen

10'9" x 6'8" (3.29 x 2.04)

The modern kitchen is accessed through an open archway from the dining space. With white units set beneath a warm wood laminate surface on three sides and sleek vinyl flooring, it is a great contemporary family kitchen. There is a deep storage area set beneath the stairs, ideal for storing household appliances and cooking ingredients.

Reception 2

7'10" x 6'6" (2.39 x 2.00)

A multi-functional reception room sits off the main hallway at

the front of the property. With a double glazed window on the front aspect, carpeted floor and double panel radiator, it would make a fantastic snug room or home office.

Downstairs WC

4'11" x 2'7" (1.52 x 0.79)

Conveniently located at the base of the stairs, featuring a low flush toilet, the downstairs WC is a valuable room for when hosting visitors.

Landing

5'0" x 3'2" (1.54 x 0.99)

A carpeted central landing connects the upstairs rooms, with open stairs leading up.

Bedroom 1

10'10" x 7'9" (3.32 x 2.38)

A well-proportioned double bedroom located at the front of the property, with a large double glazed window filling the room with natural light. The bedroom features laminate wood flooring, a built in over stairs cupboard and a low double panel radiator to create a welcoming, clutter-free sleeping space.

Bedroom 2

13'11" x 6'10" (4.25 x 2.09)

A double bedroom situated at the rear of the property with ample space for a double bed and storage solutions. Set upon a laminate wood floor with a double glazed window out to the rear garden, this bedroom benefits from leafy views of the trees behind.

Bedroom 3

10'11" x 7'11" (3.35 x 2.42)

A double bedroom situated at the front of the property, with room for a bed and multiple storage unit in the alcoves. There is a double glazed window to the front aspect with a double panel radiator beneath and laminate flooring.

Bathroom

10'0" x 7'10" (3.05 x 2.4)

A large main bathroom, accessed from the landing with a walk in double shower, low flush toilet and pedestal sink unit. With a frosted double glazed window onto the rear garden, black vinyl flooring and sealed panel walls, it is a bright and spacious family bathroom. Beside the shower is a large alcove currently used a utility area with plumbing and electric points for household appliances.

Garden

A paved rear garden featuring two structures, a practical closed shed and an open fronted utility space. A versatile, powered area that you can tailor to your needs.

External

There is a paved double driveway to the front of the property providing ample off road parking for vehicles, with side access to the rear garden through the link archway to next door.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		74
55-68	D	60	
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

