



## 45 Keswick Road, Lancaster, LA1 3LF

Extended and truly splendid. This fantastic family home is set within a stones-throw of the historic market town of Lancaster, with excellent facilities close by. Beautifully presented open plan living spaces, and a spacious loft room, this home has plenty of space for a growing family and is perfect for those looking to settle and make their own.

Located within a close proximity to the iconic Williamsons Park, a fantastic primary school, the M6 motorway and Lancaster city centre, this property has everything and more. From a secure rear garden perfect for exploring minds, to views of Lancaster Castle and the Priory. Sit back and enjoy all that Lancaster has to offer, while being tucked away in a quiet and discreet position.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Porch

A UPVC double glazed door leads into a small entrance hall. With stairs leading to the first floor and a radiator.

#### Living Room

**12'0" x 11'3" (3.68 x 3.43)**

A bright and light room, fitted with a feature electric wall mounted fire. With a UPVC double glazed window, and a radiator. This leads into:

#### Dining Kitchen

**20'7" x 8'10" (6.28 x 2.71)**

Fitted with a range of wall and base units with a complementary worktop over, and a stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring ceramic hob and a high-rise double oven. With plumbing for a dishwasher and an Ideal gas central heating boiler. The dining area provides the perfect place for the whole family to get together on a Sunday and enjoy a roast. Fitted with UPVC double French doors leading out to the rear garden and a UPVC double glazed window. With downlighters and tiled flooring.

#### Utility Room

**11'4" x 5'5" (3.46 x 1.66)**

With plumbing for a washing machine and space for a tumble dryer and an American fridge freezer. With a UPVC double glazed door leading to the front of the property, a useful under stair storage cupboard and tiled flooring.

#### First Floor Landing

Stairs lead to a bright landing area fitted with a useful built in storage cupboard with shelving. With doors leading to the bedrooms, loft room and family bathroom.

#### Bedroom One

**12'1" x 11'2" (3.69 x 3.42)**

A bright and spacious room, fitted with two UPVC double glazed windows showcasing rooftop views towards Lancaster Castle and the Priory. A generous room which is heated by a radiator.

#### Bedroom Two

**13'7" x 9'0" (4.16 x 2.75)**

Another generous room, fitted with a UPVC double glazed window with rooftop views towards the open countryside in the distance. This room is heated by a radiator.

#### Bedroom Three

**11'4" x 8'9" (3.46 x 2.69)**

A good-sized room, fitted with a useful over stair storage cupboard. With a UPVC double glazed window showcasing rooftop views towards Lancaster Castle and the Priory and a radiator.

#### Family Bathroom

**7'3" x 5'3" (2.21 x 1.61)**

Fitted with a three-piece suite consisting of a WC, wash hand basin and a bath with a shower over and tiled surround. A UPVC double glazed frosted window, downlighters and a heated towel rail.

#### Second Floor

Stairs lead from the First Floor Landing to a:

#### Loft Room

**21'5" x 9'11" (6.54 x 3.028)**

A spacious room, fitted with two Velux double glazed windows, showcasing rooftop views towards Lancaster Castle and the Priory. With excellent storage areas including eaves storage.

#### Outside

To the front of the property, there is a small lawned garden, with hedging and a pathway leading to the front of the property. To the rear, a laid to lawn garden can be found. With mature hedging, planted borders and patio area. There is a summer house located at the end of the garden providing the perfect place to catch the last of the evening sun. This garden is the perfect space for allowing children to play and be creative, in a safe environment.

#### Please Note:

The UPVC double glazed doors and windows were installed in 2023, as were the Soffits and Gutters surrounding the property. The gas central heating boiler is approximately 4 years old and the rear fencing to the right-hand side was installed approximately 3 years ago.

#### Services

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

#### Council Tax

Band A - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

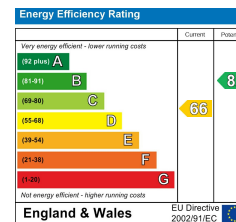
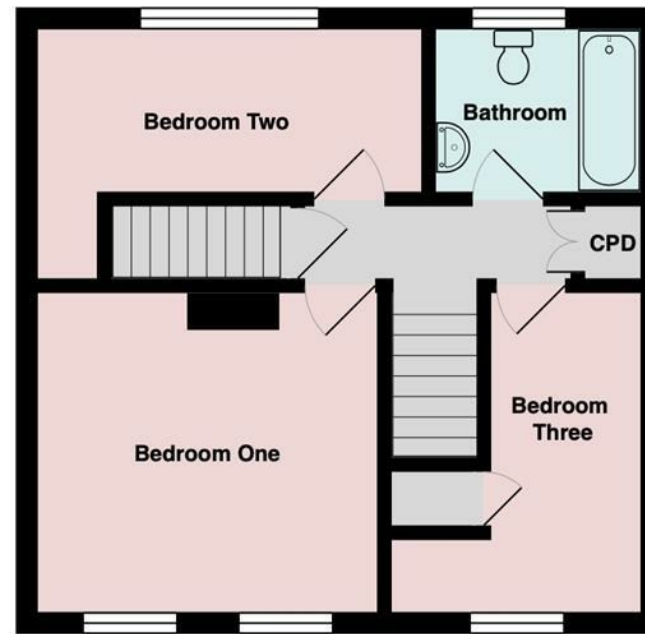
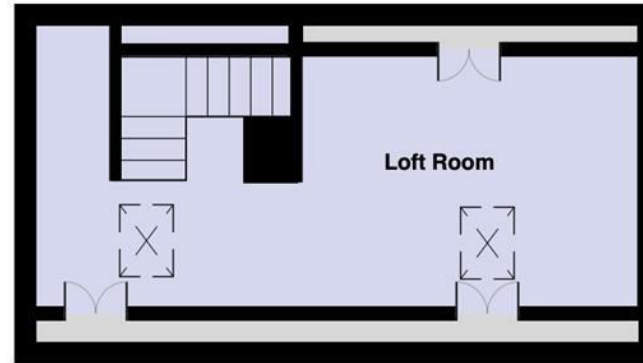
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#### Energy Performance Certificate

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