



38 Sefton Drive, Lancaster, LA1 2QD

A fantastic three bedroom, semi-detached property in Lancaster. Perfect for first time buyers, young families and professionals, it has easy access to the Bay Gateway and the motorway, and is a short trip from supermarkets, shops and Lancaster city centre.

With two reception rooms, a family kitchen and utility porch on the ground floor there's lots of room for hosting family and friends. Upstairs are two double bedrooms, a single bedroom and a family bathroom and separate WC, so there's plenty of room to tailor the house to your needs. Outside a well-maintained garden, with artificial lawn, pond and paved patio provides space for outdoor entertaining, with a versatile detached garage beside.



Hall

11'0" x 7'3" (3.36 x 2.21)

A carpeted central hallway with a double glazed window to the side of the house, a double panel radiator and an external UPVC front door. There is access to an under stairs storage cupboard housing the electric fuse box.

Reception 1

17'4" x 10'11" (5.29 x 3.33)

A spacious carpeted living room, with a wood burner set on a black tiled hearth. Featuring a large double glazed bay window onto the front drive plus internal glass-paned doors and side windows through to the second reception room making it a bright and airy space. A double panel radiators sits on the wall.

Reception 2

10'2" x 8'5" (3.11 x 2.57)

A reception room at the rear of the property with a carpeted floor, double glazed window looking out to rear garden and double panel radiator beneath. With glass-paned double doors leading through from the living room and an archway from the kitchen, this would make a fantastic dining room or secondary living room.

Kitchen

9'3" x 8'7" (2.83 x 2.63)

A great family kitchen sits at the centre of the house, with black tiled flooring and over and undercounter light wood cabinets and a black worktop. Appliances include a five ring gas hob, integrated oven and a double sink and drainer beneath the double glazed window the the side of the house. A practical pantry, with its own double glazed frosted window and shelving sits by the door from the hall. Access to the rear utility porch is through a glass-paned internal door.

Rear Porch

10'4" x 2'9" (3.17 x 0.85)

Accessed from the kitchen through an internal wooden door, is a useful utility porch. It has utility points for a washer and dryer, reducing appliance noise in the rest of the property. An external UPVC door leads to the well-maintained garden, with double glazed windows on two aspects filling the space with light. A small double panel radiator sits above the black tiled flooring.

Landing

9'8" x 7'3" (2.95 x 2.22)

A carpeted landing with a double glazed window onto the side of the property providing light up the stairs. The landing connects the upstairs bedrooms, bathroom and has an attic hatch above.

Bedroom 1

11'10" x 10'10" (3.61 x 3.32)

Located at the rear of the property with a large double glazed window looking out onto the landscaped rear garden, with a modern white radiator beneath. Storage space in the form of open wardrobes and shelf space either side of the bed area, with bedside USB plug sockets creating a welcoming and practical sleeping space.

Bedroom 2

12'4" x 10'10" (3.78 x 3.32)

Double bedroom sitting at the front of the property with a large double glazed window onto the front aspect and a double panel radiator below. A bright space with an overhead pendant ceiling light and carpeted floor.

Bedroom 3

8'7" x 7'3" (2.63 x 2.23)

A single bedroom currently used as a home office with a desk built in above the stairwell. There is a double panel radiator against the wall and a double glazed window out onto the front aspect. A versatile space it would make a great nursery, home office or storage space, depending on your needs.

Bathroom

7'2" x 5'5" (2.2 x 1.67)

Located at the rear of the property with a large double glazed frosted window onto the rear garden providing natural light. The bathroom suite includes a deep modern bathtub, large sink unit with storage below and mirror storage cabinet above, and a corner shower unit. Tiled floors and walls complete the clean, contemporary space.

WC

4'2" x 2'9" (1.28 x 0.85)

A modern separate toilet room sits beside the main bathroom with a frosted double glazed window onto the side of the property. The room features a slimline wall mounted sink, a low flush toilet and a heated towel rail. The walls are half tiled and the floor is tiled with an overhead pendant ceiling light.

Attic

A large attic is accessed via a pull down ladder from the landing. It is fully boarded with electric lighting, ideal for storage to keep your home feeling clutter-free.

Garage

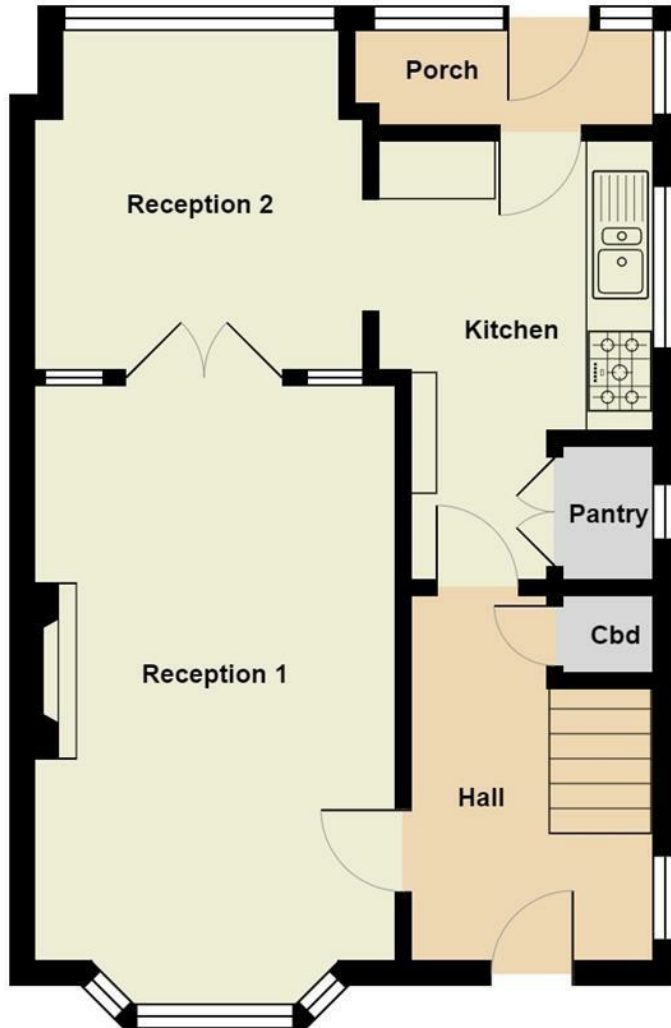
A brick-built garage sits at the end of the side driveway, with a double glazed window providing natural light. There is electricity and lighting within, making it a multi-functional space for storage or for working in. A metal pull down door provides access to the front.

Garden

A gorgeous garden sits at the rear of the property, with an artificial lawn area, pond, multitude of plant beds and a detached garage with paved patio behind. A great space for relaxing and entertaining with friends and family, providing green views from the rear windows of the house.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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