



126 Keswick Road, Lancaster, LA1 3LW

A fully renovated, modern three bedroom house in the Ridge area of Lancaster. Within walking distance to schools, shops and with easy access Lancaster city centre, you'll never be stuck for something to do. Boasting excellent transport links to the motorway, with a bus stop across the road, it is great for commuting.

If you don't feel like leaving the house, there's a comfy, contemporary living room to relax in, with a spacious open plan kitchen diner and a large landscaped garden, perfect for entertaining family and friends.

The ideal base for busy family life and young professionals, the current owner has revamped every room to a high standard, including all of the modern touches you'd expect from your new, move in ready home.

This property is being sold with no onward chain. Furniture and electrical items are available with the purchase of the house.



Location

Located in the Ridge area of Lancaster, within walking distance to primary schools, secondary schools and shops, the perfect hub for busy family life. It is a short trip into Lancaster city centre with its large selection of retail shops, restaurants and pubs. There is easy access to the motorway and Bay Gateway, ideal for commuting.

Hallway

5'6" x 2'10" (1.7 x 0.87)

A carpeted hallway leads from the main door to the property, providing access to the living room and the stairs to the first floor. It features an alcove housing a double panel radiator to create a welcoming entrance way.

Living Room

12'2" x 11'3" (3.71 x 3.45)

A contemporary carpeted living room with sleek built in tv mount and a large electric fireplace below. A large double glazed window faces the front of the house, with a radiator mounted below. There is ample room for a large U-shaped sofa, great for relaxing with family and friends. Overhead spotlights complete the modern feel.

Kitchen Diner

21'3" x 8'9" (6.50 x 2.67)

A bright contemporary kitchen with separate access to the front of the house with an external UPVC door. A small electrical cupboard sits beside the entrance door, with a work surface beside, ideal for breakfast preparation and a coffee station. A long single panel radiator sits along the wall.

The main kitchen is a large open plan space with modern over and under counter units and a sleek grey laminate worktop. Integrated appliances include a double oven, electric induction hob, washing machine and fridge freezer. A sink and drainer sits beneath the double glazed window that fills the room with natural light, coupled with overhead spotlights creating a bright preparation area. The end of the work surface doubles up as a breakfast bar with space beneath for bar stools.

A bright dining area sits beyond the kitchen with space for a family dining table and a radiator mounted on the wall. Glass double doors lead out to the tiered landscaped garden to the rear.

Landing

9'4" x 3'1" (2.86 x 0.94)

A large carpeted landing connects the upstairs bedrooms and bathroom. There are two useful storage cupboard, one with hanging and shelf space for clothing, and one which houses the boiler making a useful airing cupboard.

Bathroom

7'4" x 5'4" (2.26 x 1.64)

A stylish main bathroom sits at the top of the stairs with a frosted double glazed window to the rear garden providing natural light. The suite includes a walk in double shower, low flush toilet and white sink set above a useful storage unit. With vinyl flooring, full height panelled shower enclosure and two heated towel rails making for a contemporary bathroom.

Bedroom 1

12'2" x 11'3" (3.72 x 3.44)

A spacious double bedroom sits at the front of the property, filled with light by two double glazed windows on to the front aspect and a pendant ceiling light. A radiator sits between the windows, coupled with the carpeted floor, creating a warm and comfortable sleeping space. There is ample room for a large bed, storage units and a dedicated, built in dressing table.

Bedroom 2

9'3" x 8'11" (2.82 x 2.72)

A well-proportioned double bedroom located at the rear of the property with carpeted floor and a double panel radiator beneath the large double glazed window onto the back garden. There is a built in desk below a tv mount with floor space for bedside tables and a wardrobe.

Bedroom 3

11'3" x 8'8" (3.44 x 2.65)

A double bedroom utilising a raised bed in the alcove to work around the over stairs area. With a carpeted floor, a single panel radiator and a double glazed window to the front, it is a cosy sleeping space. Wall mounted shelving, under bed drawers and a freestanding wardrobe provides plenty of storage. A great bedroom, it would also make a fantastic home office space, nursery or hobby room.

Attic

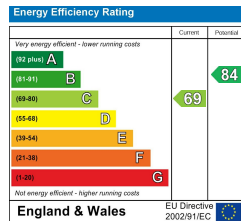
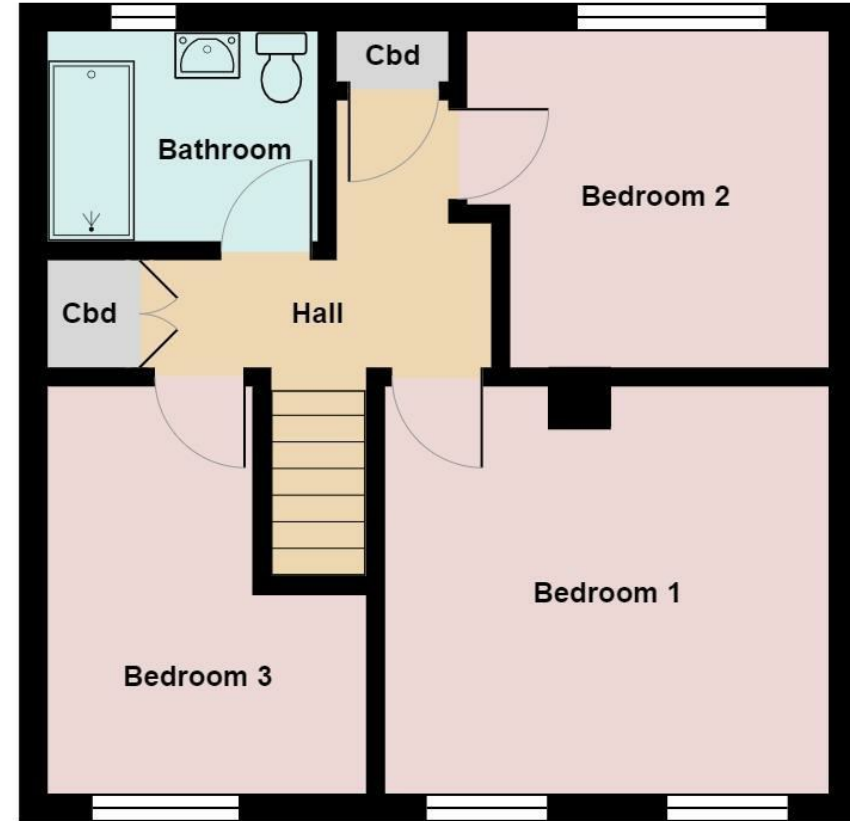
Accessed via a ladder from the main landing is a partially boarded attic with electric lighting, ideal for storage to keep the clean, modern feel in the rest of the house.

Garden

A landscaped, tiered garden sits at the rear of the property, with paved patio and steps leading up to an artificial lawn and a sun-soaked seating area at the top. A shed sits on the first tier providing storage space for outdoor equipment.







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