



35 Willow Lane, Lancaster, Lancashire, LA1 5PR

A fantastic two bedroom terraced house in the Marsh area of Lancaster. Located opposite a convenience store and a primary school, with just a short walk into the city centre, this property is a perfectly placed hub for busy life.

Internally, the rooms blend period features with contemporary styling, with a large open plan living and dining room forming the main social space. A functional kitchen sits behind, perfect for entertaining friends and family. Upstairs two well-sized double bedrooms are serviced by an updated family bathroom. An attic room and outbuildings provide a host of storage options to keep your home feeling clean and clutter-free.

A great house for first time buyers, young couples and new families, it is just waiting for you to add your mark!



Location

Located on Willow Lane in Lancaster, with convenience stores and the local primary school on your doorstep. It's a short walk to the train station and the bus station, so great for commuting. You have easy access to the Quay and Lancaster city centre with it's plethora of shops, restaurants and cafes meaning you'll never be stuck for things to do locally.

Hallway

14'2" x 2'11" (4.32 x 0.9)

As you enter the house there is a welcoming hallway with period tile flooring leading to the stairs and the main living room.

Living Room

11'5" x 10'9" (3.48 x 3.28)

A spacious carpeted living room sits at the front of the property with a large double glazed bay window letting in natural light. The focal point of the room is the natural stone fire place, with alcoves either side of the chimney breast utilised for shelving and storage. A long single panel radiator sits along the opposite wall. White coving coupled with a painted wall and ceiling create a colourful, contemporary aesthetic.

Dining Room

12'0" x 10'9" (3.66 x 3.28)

A well-proportioned dining room is open to the living room through a large stone-edged opening, with a low stone partition wall continuing into the dining space and currently used for storage. A carpeted floor, overhead ceiling light and large single panel radiator make the space great for entertaining, with a floor space large enough for a family dining table. A double glazed window looks onto the rear yard.

Kitchen

10'5" x 7'8" (3.18 x 2.34)

A practical kitchen sits at the rear of the property with vinyl flooring, white tiled walls and a double glazed window to the back aspect. It features a double sink and drainer, 4 ring gas hob, oven and a point for a washing machine. A boiler is mounted on the wall beside the external UPVC door to the rear yard.

Bathroom

10'5" x 7'8" (3.18 x 2.36)

A bright retiled bathroom sits on the first floor with a new

bath, modern shower unit, pedestal sink and low flush toilet. The room features a frosted double glazed window letting in natural light, a vinyl tile effect floor and wooden windowsill.

Bedroom 1

13'6" x 11'5" (4.12 x 3.48)

A large double bedroom sits at the front of the property with a double glazed window filling the room with light. There is ample floor space for wardrobes, desk and bedside tables. A carpeted floor and overhead ceiling light complete the welcoming sleeping space.

Bedroom 2

12'0" x 7'10" (3.66 x 2.40)

A carpeted double room with a double glazed window out to the rear of the property. Featuring a painted period fireplace, overhead pendant ceiling light and floor space for a bed and storage solutions.

Attic Room

11'5" x 9'10" (3.48 x 3.00)

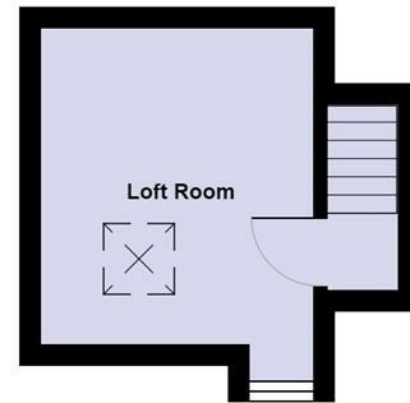
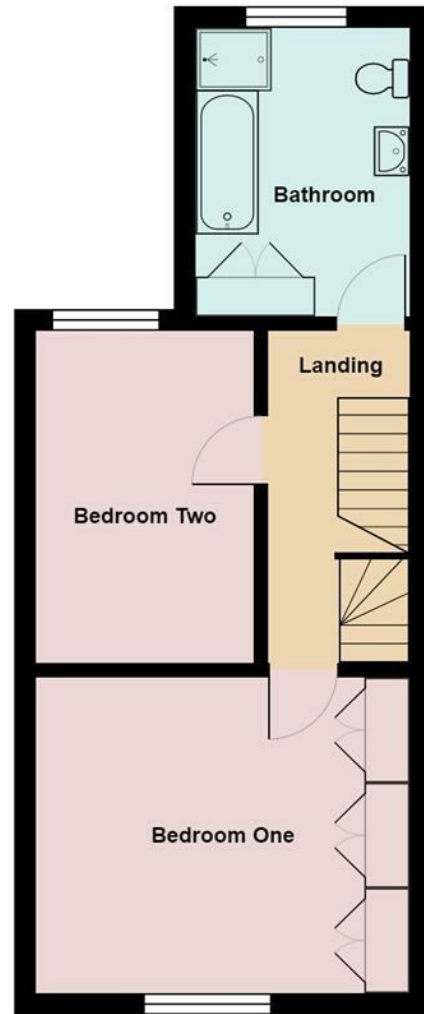
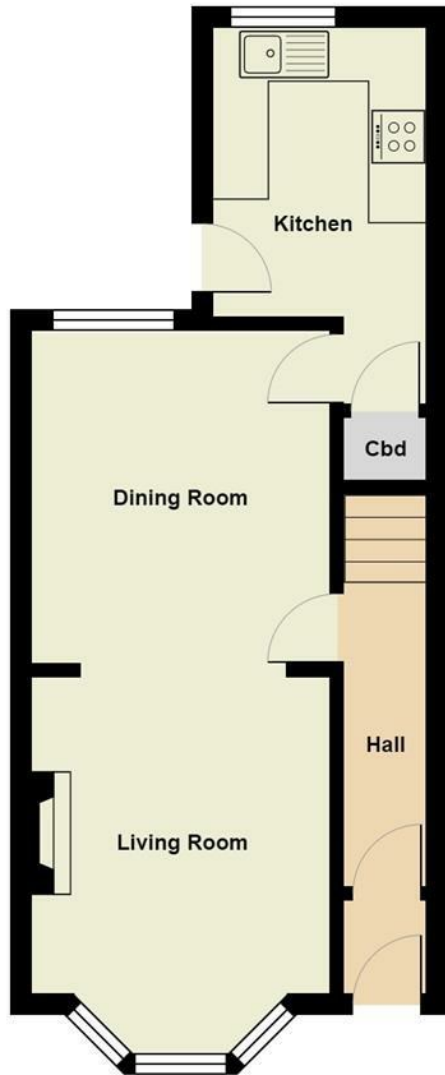
A versatile attic room, accessed by stairs from the top landing, provides a great space for storage, keeping the rest of the home clutter-free. Windows provide natural light with vinyl flooring and a low sloped ceiling.

External

The rear of the property boasts a small yard, surrounded by stone walls, with space for seating, great for entertaining in the warmer weather. There are two outhouses with electric supply ideal for appliances or as a workshop. An additional covered wood store provides the perfect storage for garden equipment and toys.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	80
(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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