





## 1 Warren Drive, Slyne, Lancaster, Lancashire, LA2 6JT

Beautifully presented and highly appointed throughout, this sought after three bedroom semi-detached bungalow is certain to excite many. With three spacious bedrooms, two bathrooms and two reception rooms, this property would perfectly suit a young family or retirees alike. French patio doors lead out onto a raised wooden terrace with a private and secluded rear garden along with a block paved driveway and a detached garage.

A popular location, Warren Drive is well supported by local amenities and sits in an ideal position for access to the nearby city of Lancaster and the delightful Morecambe Bay. With highly regarded primary and secondary schools, local shops and eateries, as well as Bay Gateway providing access to the M6 Motorway within 10 minutes. The nearby train station in Carnforth provides access to the West Coast Mainline, as well beautiful scenic walks surrounding.



## Layout (With Approx. Dimensions)

### Ground Floor

#### Entrance Vestibule

Entered via a UPVC double glazed door with matching side window, this area has tiled flooring. A wooden glazed door with matching side window, leads into:

#### Entrance Hall

A bright and welcoming space, fitted with built in meter cupboards, downlighters and a radiator. This room leads into the Kitchen Dining Room.

#### Living Room

A bright and spacious room, fitted with a feature stone tiled chimney breast with feature wall mounted TV and fire inset below. With a UPVC double glazed window, coving to the ceiling and a radiator.

#### Bedroom Two

A spacious, light and bright room fitted with a UPVC double glazed window overlooking the front garden. With coving to the ceiling and a radiator.

#### Bathroom

Fitted with a beautifully appointed three piece suite consisting of a WC, wash hand basin and a bath, with shower over, double shower head, glass shower screen and tiled surround. With a UPVC double glazed frosted window, an extractor fan and a heated towel rail. There is also a built in storage cupboard, with plumbing for a washing machine and additional storage.

#### Kitchen

Fitted with a range of wall and base units with a complementary worktop over and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob with extractor above located on a kitchen island, with a breakfast bar area. With an integrated high rise cooker, fridge freezer and a dishwasher. With two UPVC double glazed windows, a UPVC rear door leading out to the garden, a vertical radiator and downlighters. This room opens into:

#### Dining Room

Fitted with UPVC double glazed French doors leading out to a raised wooden terrace. Fitted with an integrated speaker system, downlighters and a radiator.

### First Floor Landing

Stairs lead from the Dining Room, to the first floor, with feature wooden beams and doors leading into the two bedrooms.

#### Bedroom One

The largest of the three bedrooms, this spacious room is fitted with a range of built in wardrobes, providing excellent storage. With a UPVC double glazed window, feature wooden beam and a radiator. A wooden door provides access to:

#### Ensuite Shower Room

Fitted with a three piece suite comprising a WC, wash hand basin set in a bathroom cabinet and a shower cubicle, with double shower head and glass folding door.

#### Bedroom Three

A generous room, fitted with two Velux double glazed windows and a radiator.

#### Outside

To the front of the property, a block paved driveway can be found, providing off-road parking for approximately three cars, which leads to a detached garage. A low maintenance stone chipped garden can also be found, with raised planted borders. To the rear, a laid to lawn garden can be found with mature shrubs, hedges and raised flower beds. A raised wooden patio area provides an excellent area to sit and relax.

#### Detached Garage

With an electric up and over door, a UPVC double glazed window, light and power.

#### Please note:

The property is fitted with an Envirovent home ventilation system throughout which ensures that a continuous supply of air is supplied into the home. The pictures for the marketing of this property were taken in August 2022.

#### Services

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

#### Council Tax

Band C – Lancaster City Council.

#### Tenure

Freehold.

### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

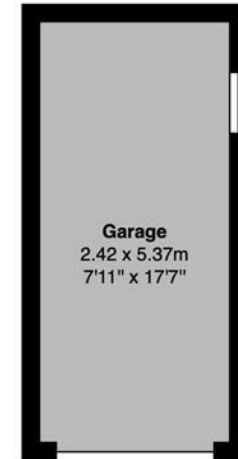
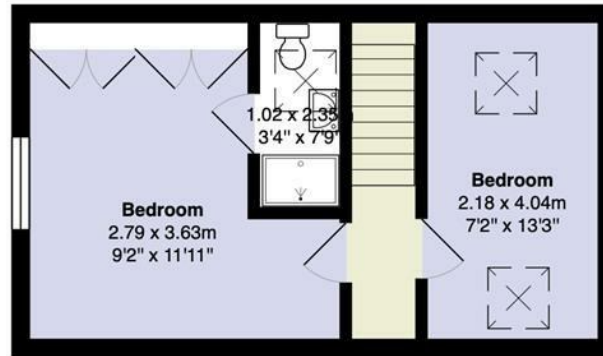
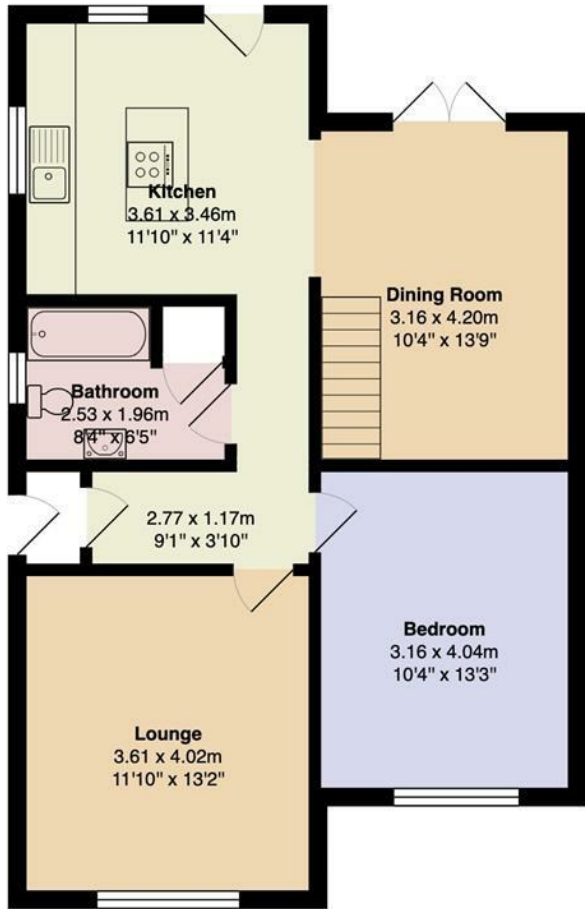






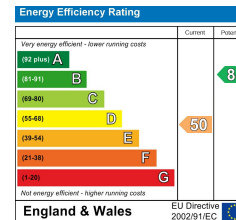






Total Area: 110.3 m<sup>2</sup> ... 1187 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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