



FOR SALE
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OSE

1 Birkdale Close, Lancaster, LA1 2SG

A stunning family home in a convenient location in Lancaster, within easy reach of local schools, shops and eateries, plus excellent transport links providing fast access to Lancaster city centre and the motorway, perfect for commuting. You have the local Barley Cop Woods and Ryelands Park, the perfect places for exercising and for those with children and pets.

The property has been renovated by the current owners to create a spectacular family home. The kitchen has been reconfigured to create an impressive social space, with modern fixtures and ample space for a large family dining table, with double doors leading out to the rear garden. Upstairs four well-proportioned bedrooms provide comfortable sleeping spaces, serviced by a spacious and luxurious main bathroom. There is still room for further renovation if required, with a large garage and utility room downstairs, plus a sizeable attic, meaning you can tailor the house to your family's needs, or future proof it should it need to become a multi-generational home.



Location

Located at the start of Birkdale Close in Lancaster, you are perfectly placed for busy family life, with excellent transport links into Lancaster city centre, surrounding villages and the motorway via the Bay Gateway. There are local schools, shops and eateries within easy reach, plus Barley Cop woods is a short walk away, great for those with children and pets.

Hallway

14'10" x 8'0" (4.53 x 2.45)

A bright and airy entrance hallway sits at the centre of the home, with grey laminate flooring tying it to the main living spaces. A practical porch separates the space from the front of the house, with large double glazed windows and two UPVC doors providing external access. There is a large understairs alcove, great for storage.

Living Room

16'8" x 15'10" (5.10 x 4.84)

A spacious living room located at the front of the property benefits from dual aspect double glazed windows filling the room with natural light. A double panel radiator sits on the back wall, with ample floor space for large sofas, perfect for gathering family and friends. Grey laminate flooring and neutral walls complete the contemporary entertaining space.

Kitchen Diner

24'3" x 10'5" (7.41 x 3.19)

A large kitchen diner sits across the back of the property, with dual aspect double glazed windows providing lots of natural light. The modern kitchen comprises of dark grey units and white laminate worktops. A central island houses the double sink and drainer with a four ring electric hob and integrated oven situated in the work top along the back wall. The dining area houses a large family dining table and a double panel radiator on the wall. A practical storage cupboard sits off the dining space, great for household gadgets and outdoor clothing. Sleek grey laminate flooring ties the space together and extends through into the hallway and living room.

Utility Room

11'0" x 7'6" (3.36 x 2.31)

A utility room is located off the kitchen with access to the garage at the front. There is space for appliances on the concrete floor, with scope to convert into an extra living space. A partition wall divides the room, with a second tiled utility to the rear of the property with a large double glazed

window and UPVC door to the garden. A small WC sits beside, in need of renovation but a useful addition for busy families.

Garage

18'8" x 10'11" (5.70 x 3.35)

A large garage is located at the side of the property, accessed from the driveway or internally via the kitchen and utility. With a UPVC door and double glazed windows each side it is a bright space with a high ceiling with plenty of potential. Great for use as a workshop or home gym, with the possibility to combine with the utility room and convert into an annexe bedroom if required.

Landing

17'4" x 14'4" (5.30 x 4.37)

Bathroom

11'5" x 10'10" (3.50 x 3.31)

The large family bathroom is located at the top of the stairs, with a large double glazed window on the rear aspect providing natural light. The suite includes an impressive contemporary bathtub, a large corner shower enclosure, low flush toilet and two sinks with storage below, a fantastic space for getting the family ready in the morning, or relaxing in after a long day in the evening.

Bedroom 1

15'10" x 13'7" (4.85 x 4.16)

An expansive double bedroom sits at the front of the property, with a grey carpet and neutral walls adding to the modern feel of the space. There is ample floor space for a superking bed, with bedside tables, dressers and wardrobes. A double panel radiator sits on the wall below the window.

Bedroom 2

14'0" x 12'11" (4.29 x 3.96)

A large double bedroom situated at the rear of the property is currently used as a child's bedroom. A double glazed window overlooks the rear garden, with a double panel radiator located below. A great space, with room on the carpeted floor for an impressive bedroom suite.

Bedroom 3

10'11" x 10'10" (3.33 x 3.32)

A double bedroom sits off the main landing, with a double glazed window on the rear aspect. A fresh grey carpet and neutral wall colour mean you can add your own touches to

this modern sleeping space. There is an alcove beside the door, currently used to house a cot, that would also fit a double bed or desk, so you can tailor the room to your family's needs.

Bedroom 4

10'11" x 10'10" (3.33 x 3.31)

Currently used as a home office, with a grey carpeted floor, double panel wall mounted radiator and large double glazed window onto the balcony at the front of the property. A versatile room that would make a great double bedroom, hobby room or nursery also.

Walk In Wardrobe

7'6" x 4'9" (2.31 x 1.45)

A spacious storage room is utilised as a walk in wardrobe, with double doors providing access from the main landing. There is ample space to convert it into a home office or hobby room, or to keep it as a valuable storage space for clothing.

Balcony

19'3" x 2'11" (5.88 x 0.9)

A balcony runs across the front of the property, accessed by a UPVC door from the main landing, it is the perfect space for a seating area to enjoy long summer evenings.

Attic

An impressive attic sits at the top of the house, accessed by a hatch over the main landing. It is partially boarded and spans the width of the home, the perfect place for storage or a possible further conversion if required.







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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