



57 Lymm Avenue, Lancaster, LA1 5HR

A beautifully presented family home, located in a convenient, central location, with a useful work from home office and a newly installed bathroom. This fantastic family home offers young families the opportunity to grow, with a spacious yet cosy living Room, open plan Kitchen Diner and a handy conservatory adding a second reception room. With off road parking to the front and a generous secure garden to the rear.

Situated in a well connected area, Lymm Avenue is nicely tucked away yet only a stones throw away from Bay Gateway, providing access to the M6 motorway within approx. 10 minutes. With a well regarded local primary school and college a short walk away and amenities including a supermarket and local shops on the doorstep. This exceptional property provides families with a space to grow and create unforgettable memories.



Layout (with approx. dimensions)

Entrance

Entered via a UPVC double glazed door with laminate flooring and a radiator, with stairs leading to the first floor.

Living Room

14'6" x 12'6" (4.44 x 3.82)

Fitted with a feature log burning stove, set on a slate hearth with decorative tiled surround. With a UPVC double glazed bay window, coving to the ceiling, laminate flooring and a radiator. A bright and spacious room which opens into:

Dining Kitchen

16'2" x 9'8" (4.94 x 2.95)

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 a fan oven below and extractor above. There is also plumbing for a washing machine and space for a fridge freezer. With a useful built-in understair storage cupboard, a wooden glazed stable door leading to the side of the property, two UPVC double glazed windows, laminate flooring and a radiator. Wooden French doors lead into:

Conservatory

11'8" x 8'10" (3.57 x 2.71)

Of a UPVC double glazed and brick construction, this additional room has many uses. With UPVC double glazed French doors leading into the rear garden.

First Floor Landing

Fitted with a UPVC double glazed frosted window and a wooden panelled ceiling.

Bedroom One

10'4" x 11'2" (3.15 x 3.41)

A bright and spacious room, fitted with a UPVC double glazed window and a radiator.

Bedroom Two

10'6" x 10'4" (3.21 x 3.16)

A generous sized room, fitted with a UPVC double glazed window overlooking the large garden, with rooftop views

across the surrounding countryside. With access to a loft area and a radiator.

Bedroom Three

7'9" x 4'4" (2.37 x 1.33)

The smallest room of the three, this room has a UPVC double glazed window and a radiator. Currently used as a dressing area, there is plenty of space for a mid-range single bed, with storage below.

Bathroom

Installed in early 2024, this beautiful room comprises, a WC, a wash handbasin set on a wall mounted cabinet with a feature wall mounted mixer tap and a bath with a waterfall shower head over, glass shower screen and decorative marble tiled surround. With a UPVC double glaze frosted window, a PVC ceiling and a radiator.

Outside

The front of the property there is off-road parking stone driveway which lead to the front side of the property. To the rear, a spacious patio area can be found providing the perfect backdrop for social gatherings and alfresco dining. Steps lead down to plant borders and a work from home office area/additional storage located at the end of the garden. This could also be perfect for use as a summer house, with light and power and additional a wooden storage shed located to the side.

Services

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

Council Tax

Band B - Lancaster City Council.

Tenure

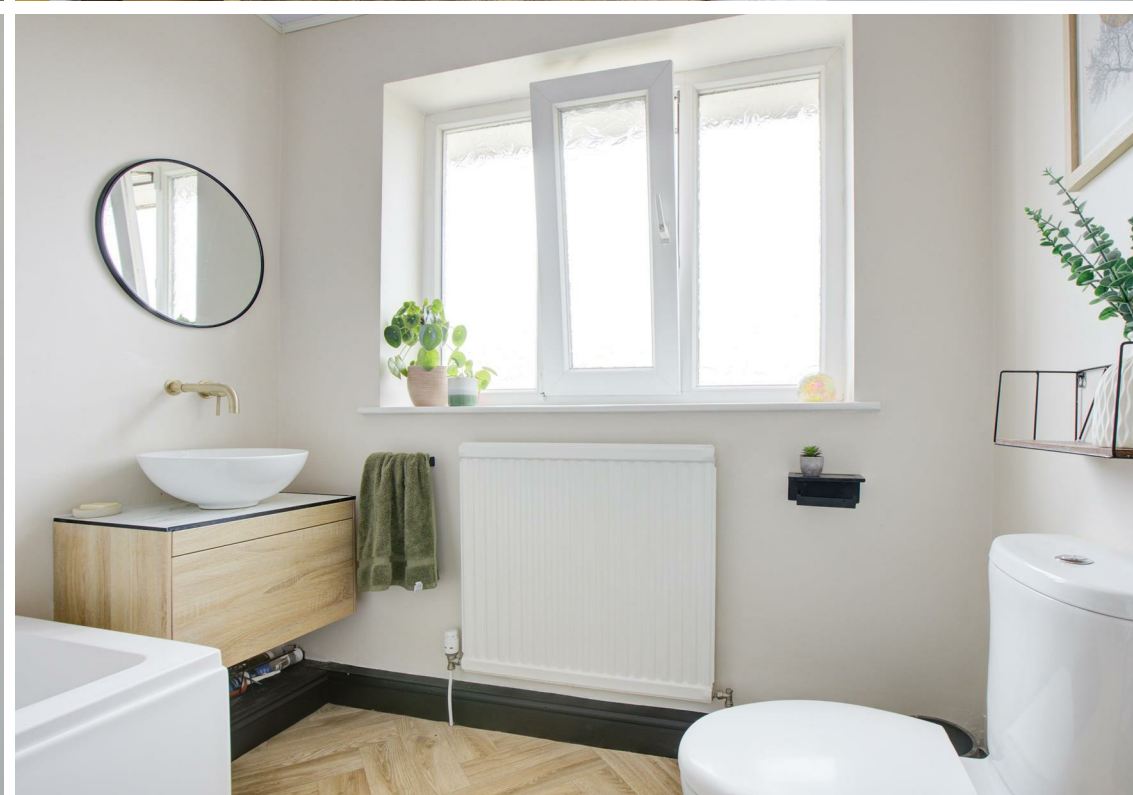
Freehold.

Viewings

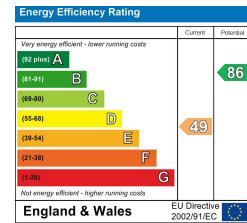
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

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







Your Award Winning Houseclub

