



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

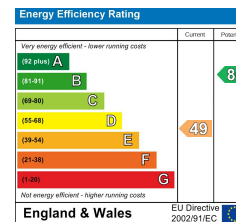
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