





#### 4 Redcar Road, Lancaster, Lancashire, LA1 4NA

Situated in a convenient South Lancaster location, this beautiful three bedroom detached bungalow has been lovingly maintained during its ownership. Its impressive service history includes a kitchen extension and partial rewire in 2011. A new gas central heating boiler was fitted in 2022 with a current warranty of approx. 7 years, and the majority of the roof was replaced between 2016 and 2020.

Redcar Road is located in the popular 'Racecourse' area of Lancaster and is situated within the catchment areas for highly regarded primary and secondary schools, including the Grammar Schools. There is a plethora of local amenities including shops and supermarkets, as well as many national shops and eateries located in the historic market town of Lancaster. The property has exceptional transport links including access to the M6 motorway, the west coast mainline train service, as well as good bus links providing access to the local universities and further afield.



## Layout (With Approx. Dimensions)

### Entrance Porch

**8'9" x 4'6" (2.69 x 1.38)**

Fitted with a UPVC double glazed frosted door with matching side window. This spacious area has hanging hooks perfect for wet coats and easy to clean flooring - perfect for muddy boots. With downlighters and a radiator. There is also an internal wooden single glazed window allowing ample natural light to flow into the kitchen area.

### Dining Kitchen

**18'0" x 12'2" (5.49 x 3.72)**

Fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap. Space for a freestanding electric oven, plumbing for a gas hob, fitted extractor above, with plumbing for washing machine and a dishwasher, as well as space for a tumble dryer and a fridge freezer. With a UPVC double glazed window overlooking the rear garden, a UPVC double glazed rear door and a wooden door leading into the garage.

### Living Room

**14'6" x 12'1" (4.42 x 3.69)**

A bright and spacious room, fitted with a feature wall mounted gas fire, with two UPVC double glazed windows and a radiator.

### Inner Hall

Fitted with a loft access point with a drop down ladder, and single glazed windows above the door frames, allowing ample natural light to fill inner hall.

### Bedroom One

**11'11" x 10'11" (3.64 x 3.34)**

A bright and spacious room fitted with two built-in wardrobes, a UPVC double glazed window overlooking the rear garden and a radiator.

### Bedroom Two

**10'10" x 8'11" (3.32 x 2.73)**

With a UPVC double glazed window overlooking the rear garden and a radiator.

### Bedroom Three

**9'0" x 6'6" (2.76 x 1.99)**

Fitted with a built-in storage cupboard housing Vaillant gas central heating boiler, installed in 2022. With a large

freestanding wardrobe with sliding doors (available via separate negotiation), a UPVC double glazed window and a radiator.

### Bathroom

Fitted with a three-piece modern suite comprising a WC, a wash hand basin set in a bathroom cabinet and a bath with a Mira shower over and a folding shower screen with tiled surround. With a UPVC double glazed frosted window, an extractor fan and a radiator.

### Outside

To the front of the property, a driveway can be found providing off-road parking for approximately two/three cars which leads to an integral garage, and a laid to lawn garden with beautifully stocked borders including hydrangeas and roses, finished with a stone chipped surround. There is access to the side of the property via a wooden gate, which leads to the rear of the property where a second laid to lawn garden can be found, with beautifully well stocked borders including mature trees and hedges. A wooden shed can also be found at the end of the garden as well as a paved patio area and outside water tap, providing the perfect space to sit out and enjoy the sun. To the side of the property, a vegetable plot can be found as well as a second shed and an outside electric socket on the wall nearby.

### Garage

**16'0" x 8'10" (4.89 x 2.70)**

Fitted with an up and over door, a car inspection pit, a UPVC double glazed window, light, power and a water tap just inside the up and over door.

### Please Note:

This property has been lovingly maintained during its ownership, with the kitchen being extended and partially rewired in 2011. A new gas central heating boiler was installed in 2022 with a 10 year warranty on installation. The tiled roof of the property was replaced in 2016 and the flat roof over the porch and garage was replaced in 2020. The flat roof over the kitchen, which was newly installed in 2011, was checked at the time and deemed to be in a good condition.

### Services

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

### Council Tax

Band D - 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.













Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		83
81-91	B		
69-80	C		
55-68	D	67	
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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