



1 Eastcliffe, Claughton, Lancaster, Lancashire, LA2 9LD

Price £179,950

## 1 Eastcliffe, Claughton, Lancaster, Lancashire, LA2 9LD

A deceptively spacious three bedroom end of terrace property in the popular village of Claughton (between Caton and Hornby), a mere ten minute drive from junction 34 of the M6 and the Bay Gateway link road. A great hub for commuters who want the semi-rural living with the convenience of transport links to Lancaster and surrounding villages. The property is also ideally situated for schooling with Hornby, Wray, Caton, Melling and Arkholme all having Ofsted rated Good primary schools at the time of listing.

Internally the property boasts a large living and dining space with the spacious kitchen behind. In need of updating they would make a fantastic space for socialising and relaxing, with a glass paned vestibule surrounding the front door, two fireplaces and secondary glazing reducing traffic noise. Upstairs a large double bedroom sits at the front of the house, with a second double bedroom, WC and bathroom to the back of the property. A well-proportioned attic room sits at the top of the house, great for use as a third bedroom, home office or hobby space. There is a good sized dry cellar below the property, great for storage. Externally a small patio, car port and divorced garden offer outdoor space, with a wood built workshop offering additional storage for garden equipment and materials.

A well-proportioned property full of potential in a convenient semi-rural location. With modernisation the house would make a great home for first time buyers and young professionals.



## Ground Floor

### Reception Room

**24'1" x 14'7" (7.36m x 4.47m)**

A large carpeted living room sits at the front of the property with a glass entry vestibule around the external UPVC door and a large double glazed window to the front with secondary glazing to keep road noise to a minimum. A second double glazed window sits at the back of the room providing further natural light. There are two defined seating areas each with their own fireplaces, one is an open fire and one gas. There is ample space for large sofas, with alcoves ideal for storage solutions and shelving, plus a double panel radiator mounted on the wall, so you can create a warm and welcoming entertainment space for family and friends.

### Kitchen

**18'7" x 8'0" (5.68m x 2.44m)**

A large kitchen is located at the back of the house, with dual aspect double glazed windows to the rear and side. There are work surfaces on three sides with a five ring gas hob, integrated oven and space for a washing machine and fridge. A double panel radiator sits opposite the external wooden door to the rear patio and garden. In need of updating with new units and flooring but a very large space with plenty of potential. There is B4rn hyper fast broadband connection with the router in the kitchen.

### Cellar

**14'0" x 11'1" (4.29 x 3.39)**

A cellar room is accessed by a stairway from the kitchen, a really versatile space with potential to be a workshop, storage room or for conversion. It has electric lighting and useful alcoves for shelving. The fuse box and gas meter are mounted on the wall, with an air brick providing ventilation keeping the space dry.

## First Floor

### Stairs

**11'10" x 3'1" (3.63 x 0.94)**

A carpeted stairway leads up from the main living room with a wooden banister and double glazed window to the side providing light.

## Landing

**11'11" x 5'5" (3.65 x 1.66)**

The landing connects the bedrooms and bathroom, featuring a ceiling light, a fitted smoke alarm, electricity points and under stair storage alcove.

### Bathroom

**7'11" x 7'3" (2.42m x 2.22m)**

The main bathroom is located at the rear of the property with a large frosted double glazed window providing natural light. The suite includes a low flush toilet, floating sink and a corner bath with overhead shower. A double panel radiator sits above the laminate floor, with a central ceiling light completing the room.

### WC

**4'6" x 2'5" (1.38 x 0.75)**

A separate WC is located beside the bathroom, with laminate flooring, a floating sink unit and low flush toilet, great for those with children and visitors.

### Bedroom One

**14'8" x 11'6" (4.49m x 3.52m)**

A spacious double bedroom sits at the front of the property, with a carpeted floor and double panel radiator mounted below the large double glazed window with secondary glazing to reduce traffic noise. It is a bright space, with a large alcove on one side perfect for built in wardrobes and two alcoves either side of the chimney breast for additional units so it can be configured to fit your needs.

### Bedroom Two

**12'0" x 8'9" (3.67m x 2.67m)**

A double bedroom sits off the main landing with a double glazed window overlooking the rear patio and detached garden. Alcoves either side of the chimney breast are utilised for storage, and a double panel radiator is mounted beneath the window.

## Second Floor

### Attic Room

**13'5" x 11'6" to widest points (4.11m x 3.53m to widest points)**

A versatile attic room accessed by a staircase off the landing

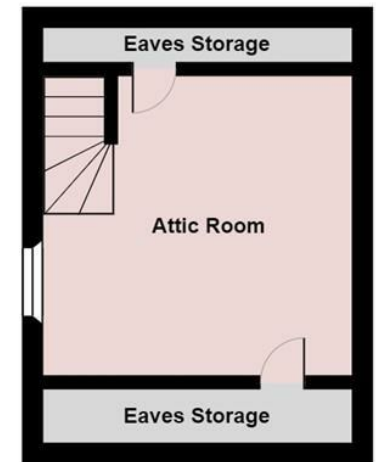
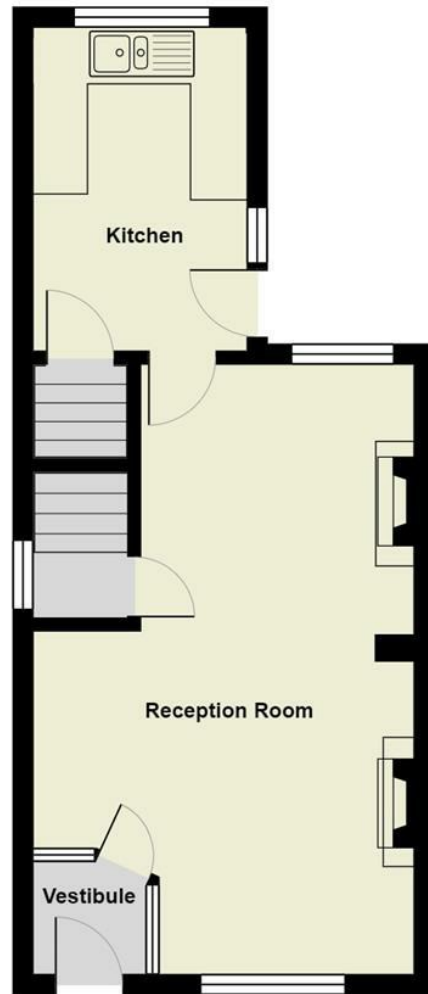
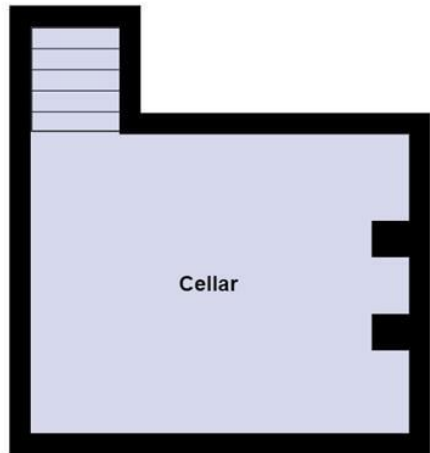
sits at the top of the property. With a carpeted floor, sloped ceiling, double glazed window to the side aspect and a double panel radiator mounted on the wall. There are two eaves storage spaces either side of the room accessed by low level doors, perfect for storage. The room would make an excellent home office, hobby room or third bedroom if required.

### Externally

A paved patio sits behind the house, ideal for a seating area to enjoy the warmer weather. Beyond the garden wall is a further detached garden, with a wooden car port providing off road parking plus a useful wooden workshop with a single glazed side window, covered porch, shelving and storage space. There is the possibility to reconnect electric to the shed with sockets already fitted. The garden beyond has been recently cleared so is a blank canvas ready for you to create your own green space. It is bordered by mature bushes and established trees providing privacy.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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