



## 10 Laburnum Road, Lancaster, LA1 2BY

A simply stunning mid-terraced home, perfect for first time buyers and young families alike. Beautifully presented throughout, this home has been modernised during its ownership to create a tranquil home, ready for its next owners to move straight in. With two good sized reception rooms, three generous bedrooms, shower room and ample garden space.

Laburnum Road is located in the Skerton area of Lancaster, and is well connected with excellent transport links including the main bus link service, and the M6 motorway a short drive away. Located close to the River Lune, this property has many local walks which showcase fantastic views across the River. Being close to the historic market town of Lancaster, there is an array of local shops, eateries and the West Coast mainline train station providing access to further afield. There are a number of local primary schools and access to excellent high schools including both the local grammar schools.



## Layout (with approx. dimensions)

### Entrance Vestibule

Entered via double UPVC glazed doors, into a small vestibule area. This leads into:

### Entrance Hall

Entered via a wooden glazed door into a spacious hall. With stairs leading into the first floor, a useful understair storage cupboard, laminate flooring and a radiator.

### Living Room

**11'8" x 10'11" (3.56 x 3.34)**

A bright and spacious room, fitted with a feature electric log burning stove, set upon a tiled hearth with wooden surround. With a UPVC double glazed bay window, coving to the ceiling and a radiator.

### Dining Room

**12'1" x 10'8" (3.69 x 3.26 )**

UPVC double glazed French doors lead out to the rear garden. With coving to the ceiling, laminate flooring and two radiators. This opens into:

### Kitchen

**8'10" x 6'9" (2.70 x 2.08)**

Fitted with a range of wall and base units for a complementary worktop and one and a half sink unit with mixer tap and drainer. Fitted appliances include a four ring electric hob, with extractor above, an integrated microwave and high-rise oven, as well as an integrated fridge freezer. With a UPVC double glazed window overlooking the rear garden, tiled flooring and a built in vacuum system.

### First Floor Landing

Stairs lead from the entrance hall to a spacious first floor, with access to a loft space.

### Bedroom One

**12'9" x 10'8" (3.90 x 3.27)**

Fitted with a UPVC double glazed window overlooking the rear garden. With a built-in storage cupboard housing a gas central heating boiler, laminate flooring and a radiator.

### Bedroom Two

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

Fitted with a UPVC double glazed window, a picture rail, exposed wooden flooring and a radiator.

### Bedroom Three

**7'6" x 6'10" (2.30 x 2.10)**

Fitted with a UPVC double glazed window.

### Outside

To the front of the property, on road parking can be found, as well as a low maintenance brick paved garden can be found, with secure metal fencing and entrance gate. To the rear, a spacious laid to lawn garden can be found. With a raised wooden deck area, used by the current vendors for housing their hot tub. With a second paved patio area perfect for socialising, as well as a useful garden shed which has light and power.

### Services

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

### Council Tax

Band A - Lancaster City Council.

### Tenure

Freehold.

### Viewings

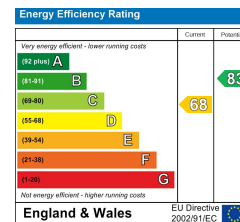
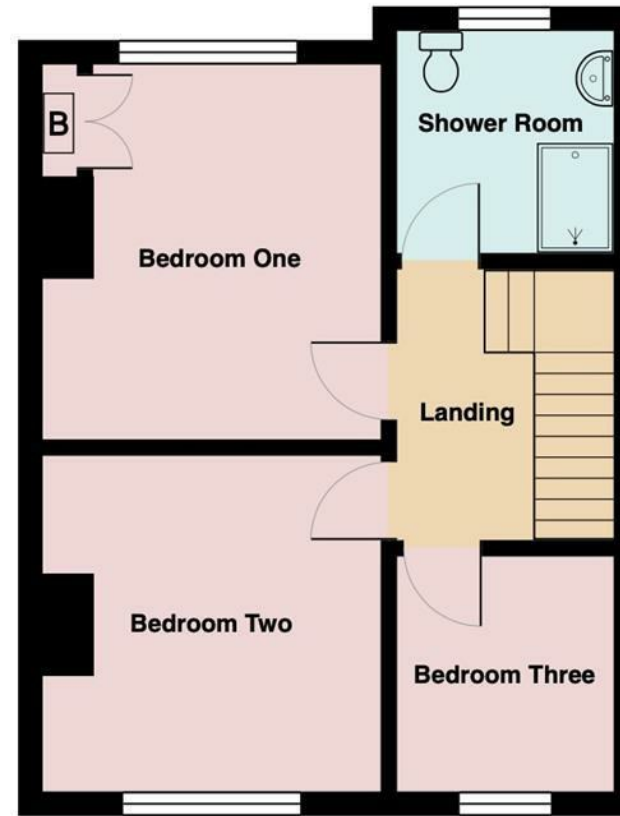
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