



19 Ashfield Avenue, Lancaster, LA1 5EB

Nestled in the centre of the historic market town of Lancaster, this charming three bedroom mid terraced home offers purchasers an exciting opportunity to create their perfect family home. A refreshing blank canvas with two welcoming reception rooms, Kitchen and separate Utility, three generous Bedrooms and a useful Cellar room. Showcasing some of the best rooftops views across Lancaster, including Williamson Park and the surrounding countryside, this property is offered to the market with No Chain.

Situated on Ashfield Avenue, the vibrant market town of Lancaster is within a walking reach, providing a plethora of eateries, wine bars and local and national shops. With the West Coast mainline train station of Lancaster a short walk away and ample bus routes in and around Lancaster, as well as the M6 motorway providing access further field. Surrounded by highly regarded primary and secondary schools including both the local Grammar Schools, this charming home has everything and more.



Layout (With Approx. Dimensions)

Entrance Vestibule

Entered via a UPVC double glazed door with decorative lead detailing. With period features including coving to the ceiling, tiled flooring and a decorative stain glass panel. This leads into:

Entrance Hall

With stairs leading to the first floor, coving to the ceiling, wooden flooring and a radiator.

Dining Room

12'11" x 10'3" (3.94 x 3.14)

Fitted with a feature Flavel multifuel stove set in a stone surround and hearth. With built in storage to the alcoves and a UPVC double glazed window showcasing view across Lancaster towards Williamson Park. With a feature wooden panelled ceiling, wooden flooring and a radiator. This room opens into:

Living Room

11'3" x 10'3" (3.45 x 3.14)

Fitted with a feature gas fireplace set in a marble effect and wooden surround. With a UPVC double glazed bay window to the front, a decorative ceiling rose with coving, wooden flooring and a radiator. There is also a single glazed bottle glass window, situated where the original door opening was from the entrance hall. This provides both the living and entrance hall with excellent natural light.

Kitchen

12'4" x 6'9" (3.77 x 2.07)

Fitted with a range of wall and base units with a complimentary butchers block wooden worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a Neff induction hob, with an extract above. A Neff hide and slide high-rise oven and an Integrated fridge freezer. With two UPVC double glazed windows, wooden panel ceiling with down lighters and tile flooring.

Utility Room

9'0" x 6'9" (2.75 x 2.07)

Fitted with a range of wall and base units, with plumbing for a washing machine and space for a tumble dryer. With a

wooden panel ceiling with down lighters, tiled flooring and a UPVC double glazed door providing access to the rear yard.

Cellar

An excellent room, fitted with light and power, and a UPVC double glazed stable door.

First Floor Landing

Stairs lead from the entrance hall to a first floor split level landing. With a feature wooden panel ceiling, a wall light and a radiator.

Shower Room

A beautiful room fitted with a modern suite with a classical twist. With a three piece suite comprising a WC, a wash handbasin set in a bathroom cabinet and a large shower cubicle with traditional waterfall head and taps, completed by a tiled surround. With a UPVC double glazed frosted window, a wooden Velux double glazed window, wooden flooring and a traditional heated towel rail with radiator. This room also benefits from a push fit cupboard housing Valiant gas central heating boiler.

Bedroom Two

12'7" x 7'9" (3.84 x 2.37)

Fitted with a UPVC double glazed window showcasing some of the very best view across Lancaster towards Williamson Park and further field. With coving to the ceiling, wooden flooring and a radiator.

Bedroom One

13'8" x 11'5" (4.19 x 3.48)

A large room, fitted with range of built-in wardrobes and drawers, with two matching drawer sets. A UPVC double glazed window to the front aspect, coving to the ceiling and a radiator.

Second Floor

Stairs lead from the first floor into:

Bedroom Three

17'3" x 13'8" (5.26 x 4.19)

A versatile room, fitted with a Velux double glazed window and a UPVC double glazed window making this room incredibly bright. With a useful built-in storage cupboard and access to

a large eaves storage area. Downlighters, a wooden flooring and a radiator complete this room.

Outside

To the front of the property a small, easy to maintain garden can be found, with steps leading to the front door. To the rear, a paved yard can be found with a secure wooden gate. This wonderful space provides a perfect escape for enjoying views across Lancaster and the surrounding countryside.

Services

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

Council Tax

Band C - 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		66	84

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