



8 Forest Park, Lancaster, LA1 5YA

Welcome to Forest Park, a charming semi-detached home nestled in the heart of Lancaster. This delightful property offers a harmonious blend of comfort and convenience, making it an ideal choice for families and professionals alike. The property would be an equally attractive buy to let investment, with its central location and nearby amenities providing great rental potential.

The property offers spacious living areas, not least in the spacious yet cosy lounge and the versatile and tastefully presented kitchen/dining area. Upstairs there are three well proportioned bedrooms, and a sleek and stylish contemporary bathroom suite. Outside you can enjoy the larger than average space which includes a patio, a side garden area, a raised sun deck and loosely chipped areas along with an allocated parking space.

Situated in the sought-after Forest Park area, this home provides easy access to Lancaster's vibrant city centre, renowned for its historic charm and amenities. There are excellent transport links, reputable schools, and recreational facilities as well as you also only being a short walk from the iconic St. Georges Quay and the beautiful River Lune.

This property is move in ready and sold with no onward chain. Contact us today to book a viewing!



Ground Floor

Entrance Hallway

A welcoming entrance with oak effect flooring, the meter cupboard, a ceiling light point and stairs to the first floor.

Lounge

12'6" x 13'1" (3.82 x 4)

A well presented lounge with a uPVC double glazed window to the front and a feature coal effect gas fire place with marble effect hearth at its heart. The room has oak effect flooring, a ceiling light point, a decorative picture rail and electricity points.

Kitchen/Diner

15'10" x 8'11" extending into a 8'0" x 4'6" bay. (4.83 x 2.74 extending into a 2.46 x 1.39 bay.)

A super space and tastefully appointed, the contemporary kitchen affords a range of wall and base units with laminate work top surfaces, a one and a half bowl stainless steel sink and drainer. plumbing for a washing machine and unit space for a fridge freezer. This is all complemented by a range of uPVC double glazed windows and doors open onto the rear garden, ceiling downlights and a range of electricity points.

First Floor

Landing

With ceiling downlights and a panel radiator.

Bedroom One

8'4" x 12'4" (2.56 x 3.76)

With a uPVC double glazed window, a panel radiator, a ceiling light point and electricity points.

Bedroom Two

9'1" x 9'8" (2.77 x 2.97)

With a uPVC double glazed window, a panel radiator, a ceiling light point and electricity points.

Bedroom Three

6'11" x 8'8" (2.11 x 2.65)

With a uPVC double glazed window, a panel radiator, a ceiling light point and electricity points.

Bathroom

6'2" x 5'5" (1.9 x 1.66)

An intelligently designed, sleek three piece bathroom suite comprising a panel bath, a low flush WC and a wall mounted wash hand basin. Additional features include a stylish chrome heated towel rail, ceiling lighting and a uPVC double glazed window to the rear elevation.

External

The property sits on a larger than average plot, enclosed and part flagged to the rear with loose chippings and a raised deck and a side garden. The front of the property has courtyard frontage with gated access. There is also allocated parking for one vehicle.

Services

Gas, electricity, mains water and drainage.

Tenure

Freehold.

Council Tax

Council Tax Band B - Lancaster City Council.

Viewings & Availability

Strictly by appointment via Houseclub Estate Agents. This property is being sold with no onward chain.

Energy Performance Certificate

Contact our office for further details.







Total Area: 70.4 m² ... 758 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>67</div>		
England & Wales		EU Directive 2002/91/EC

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