





Inside The Home

Stepping through the front door this property, you instantly greeted by character and charm. Proceeding through the Entrance Vestibule, you enter into a stylish Entrance Hall with stairs leading to the first floor.. To the left, a beautifully spacious Living Room can be found with stylish decor. The perfect place to sit back and relax in comfort. This leads onto the Dining Room, providing the perfect place for family gatherings and Sunday roasts. The kitchen is the last room of the ground floor, providing ample work space to create delicious dishes with a useful breakfast area. With a UPVC double glazed rear door providing access to the rear garden and an inner door gives access a versatile Cellar Room providing an excellent storage area. To the first floor, a handy built-in storage cupboard can be found housing a modern gas central heating. Three spacious bedrooms can also be found as well as a beautifully presented bathroom with feature herringbone style flooring.

Let's Take A Closer Look At The Kitchen

This simply stunning room, is fitted with a modern shaker style kitchen and an impressive Ringmaster oven with five ring gas hob, perfect for those who love cooking or baking. This beautifully spacious room provides ample space and plumbing for a freestanding fridge freezer, plumbing for a washing machine and access to the rear garden which is simply superb.

Let's Step Outside

To the front of the property, there is on street parking, and a small courtyard style garden, with stone clippings and a path leading to the front door. To the rear of the property, an astro-turfed garden can be found with secure fencing and a gate providing access to the rear. This is the perfect place to entertain guests, alfresco dining or simply allowing little ones to run and play, in a safe and secure environment. With mature shrubs and hedges, as well as beautifully planted borders, sit back with a book on a warm summers day and enjoy.

The Location

Vale Road is nestled in a quiet area of Skerton and lies close to amenities such as local convenience shops, schools as well as a local doctors surgery and pharmacy. With excellent

public transport links including local bus services providing easy access to the city of Lancaster, and two motorway access points with the Bay Gateway and Junction 34 of the M6, this home is perfect for those who commute. Local idyllic walks are accounted for, with Ryelands Park a short stroll away, the River Lune and the historic Lancaster Canal.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number LAN225819.

Council Tax

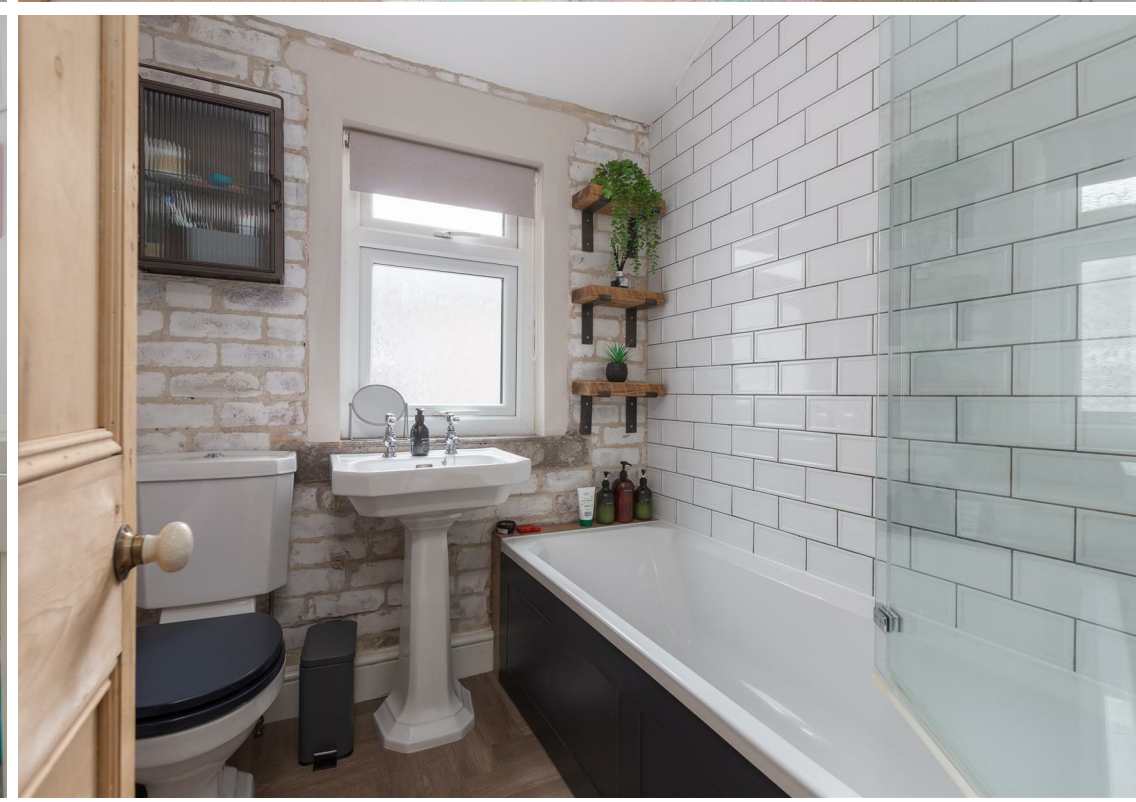
This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		45
(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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