





Inside The Home

Modernised throughout approximately 2 years ago, you enter the property via a UPVC double glazed door leading into a light and bright entrance vestibule that leads into a entrance hall, with stairs leading to the first floor. Continuing into a generous, open plan Living Dining Room, this provides the perfect back drop for family life, social gatherings or simply a quiet night in. With access to a beautifully modern kitchen fitted with a range of wall and base units with all modern appliances. With a UPVC double glazed door providing access to the rear yard and a range of UPVC double glazed windows filling the ground floor with ample natural light. To the first floor two generous bedrooms can be found, with a handy built in storage cupboard located on the landing, and access to a modern three piece bathroom, with a built in cupboard housing a modern gas central heating boiler.

Let's Take A Closer Look At The Area

Located in the popular Moorlands area of Lancaster, this property provides purchasers with a range of amenities including national and independant shops, eateries and pubs, as well as handy access to local landmarks such as Williamsons Park and the Historic Lancaster Canal. With a short walk, you can reach the historic city of Lancaster where a plethora of additional shops, dentists and doctors surgeries can be found, as well as handy access onto the M6 Motorway and the West Coast Main Line Train Station providing excellent access further a field.

Let's Step Outside

To the front of the property there is on road parking. To the rear, a spacious rear yard can be found providing the perfect place for potted plants and sitting out on a warm summers day. A rear gate provides access to a shared rear alley.

Services

The property is fitted with a gas central heating boiler, and has mains electric, mains water and mains drainage. The consumer unit was also upgraded approximately 2 years ago as well as the Gas central heating boiler and a partial new roof to one side. The property has also recieved remedial works for movement which has been completed and fully certified. For more information, please ask contact our office.

Tenure

The property is Freehold.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

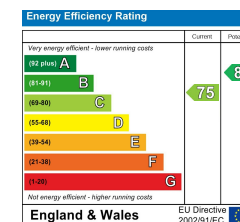
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







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