





The accommodation..

This property has a lovely welcoming feel as you enter through the vestibule into the hallway where the spacious yet cosy and tastefully appointed lounge emerges. Beyond that is a well designed, spacious breakfast kitchen with a contemporary finish. The ground floor is completed by the modern and very handy ground floor WC. On the first floor are three well proportioned bedrooms, a white family bathroom suite and overhead loft access from the landing into a versatile and spacious and fully boarded loft space.

Outside

The property sits on a corner plot with driveway parking and a garage with an up and over door, power and light. The plot is laid to lawn to the rear and is private with gated access.

The breakfast kitchen

Nicely appointed this open plan space comprises a fitted kitchen with modern fittings including wall and base units, laminate work top surfaces and an electric oven with a gas hob and overhead extractor. The patio doors opening on to the garden is a lovely feature in the spring and summer.

The situation

The property has been a successful rental property for the owners since purchase and meets the upcoming minimum EPC requirement of a C grade should anyone wish to continue on that path. The property is to be sold with full vacant possession and no chain.

The location

A short drive into Lancaster city centre and an even shorter one to either the Bay Gateway for M6 access or to Hest Bank shore for a stunning walk and an imperious sunset. Lancaster Canal is easily accessible from here and there are amenities nearby including a large Spar shop, a petrol station and Beaumont College if that is a requirement.

Additional information

The property had new windows within the last two years and the boiler has been replaced since the current owners acquired the property.

Services

The property is serviced with gas, electricity and mains water and drainage.

Tenure

The property is leasehold on a 999 year lease from 2001. LAN19978. There is a service charge of just £5 per month.

Council Tax

Band B. Lancaster City Council.

Viewings

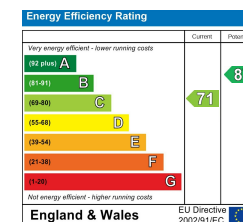
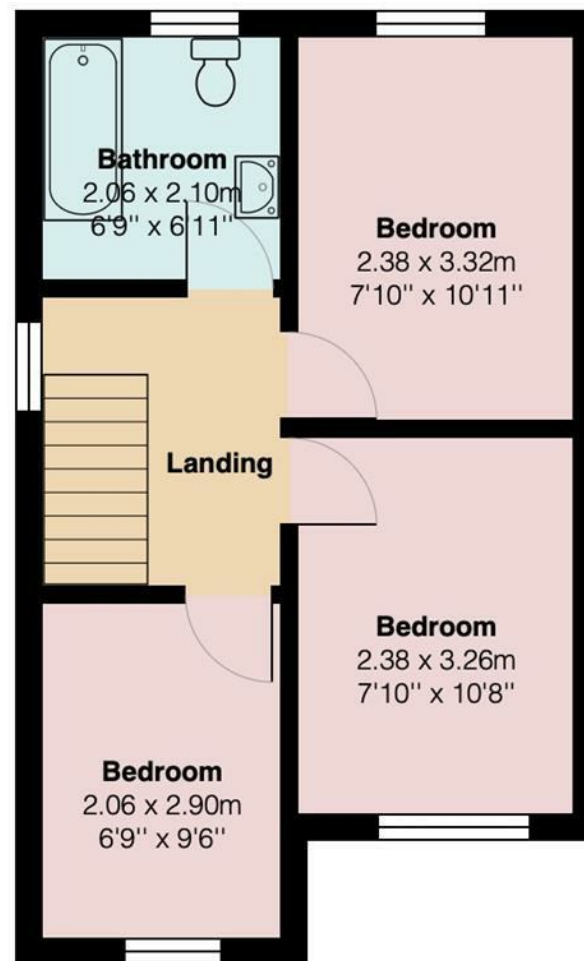
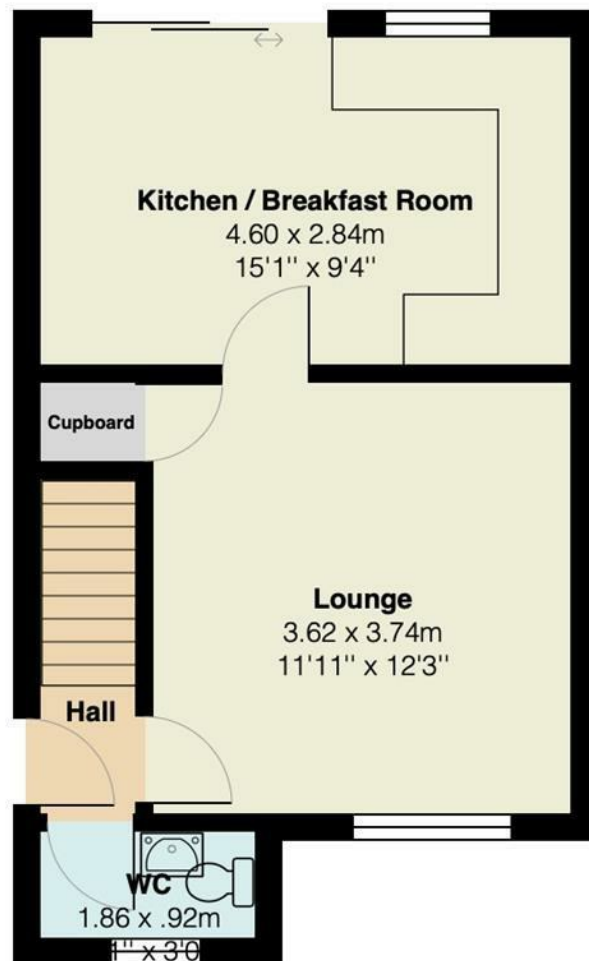
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Available online - please contact Houseclub Estate Agents if any further information is required.







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