



## 11 Ayrton View, Lancaster, Lancashire, LA1 2RW

A well-proportioned, modern three bedroom end terrace house that has been updated throughout by the current owners with clever design and high quality finishes. Whether you're enjoying the warm weather in your private rear garden or soaking in the bath watching the inbuilt TV, this property provides the perfect place for entertaining and relaxing!

Located in North Lancaster, you are a short drive from the city centre, with local shops and green spaces to enjoy closer to home. For those who travel for work, the house has excellent transport links to Lancaster, Halton, Morecambe and the M6 motorway, making commuting a breeze. You can enjoy walks along the River Lune at the end of the road, taking in the glorious natural landscapes the area has to offer.

The property is exceptionally well-presented, with recent updates including a contemporary fitted kitchen, stunning modern bathroom, new Worcester boiler and Karndean flooring in the main living and sleeping areas. Built in wardrobes in the main bedroom provides plenty of storage space, with an understair cupboard, airing cupboard and large attic space helping keep the clean, modern feel of the home.

With the opportunity to purchase 50% should you wish\*.

\*Rent applies on the remainder on that basis\*



## Hall

**8'2" x 3'10" (2.51 x 1.19)**

An entrance hall greets you as you enter the home, with an external door on the side aspect and a double glazed window on the front. A new double panel radiator sits beneath the window, with space on the Karndean flooring for a storage unit, great for shoes and outdoor clothing to keep the clean, modern feel in the rest of the home.

## WC

**8'2" x 2'9" (2.51 x 0.86)**

A valuable addition for busy households, the downstairs WC sits off the entrance hall, with dark wood Karndean flooring tying it to the main living space. Featuring a low flush toilet, pedestal sink and single panel radiator, with a frosted double glazed window on the front aspect, it is great for guests and small children.

## Living Room

**15'5" x 11'0" (4.70 x 3.36)**

The spacious living room features Karndean flooring tying it to the entrance hall to the front. With space for two sofas, entertainment unit and storage solutions, you can configure the room to fit your lifestyle. A double glazed window on the front aspect provides natural light, with a central ceiling light for evening use. A great space for entertaining or relaxing, you can gather friends and family in your inviting reception room.

## Kitchen / Breakfast Room

**13'8" x 8'5" (4.19 x 2.58)**

An impressive contemporary kitchen spans the rear of the house, with sleek black cabinetry and light wood doors set above and below the black laminate work surface providing plenty of storage. Appliances include a four ring Neff induction hob, an integrated Neff oven, and integrated Neff fridge and freezer. Grey ceramic tile flooring adds to the modern feel with a dark grey subway tile backsplash. The Worcester boiler for the property is housed in a cupboard beside the double glazed window which looks out to the rear garden. A small breakfast bar sits on one side of the room, whether used for dining or storage, currently housing a washing machine beneath. French doors allow the space to be opened up to the patio seating area extending the entertaining space for hosting family and friends.

## Landing

**10'5" x 5'11" (3.18 x 1.81)**

The first floor landing connects the bedrooms and the bathroom, with overhead attic access. A single panel radiator sits above the striped carpeted floor to create a comfortable communal space. An over stair airing cupboard provides space for linen and clothing storage with electric lighting fitted.

## Bathroom

**7'4" x 6'4" (2.25 x 1.95)**

The stunning main bathroom has a touch of luxury, with a TV and speakers set above the modern bathtub with overhead waterfall shower, perfect for enjoying a soak after a long day. A low flush toilet and sink are set into the granite counter top which provides useful space for toiletries and beauty products. A slimline heated towel rail sits beside the door, with ceramic tiled floor with underfloor heating and tiled walls, and spotlights in the ceiling completing this enviable bathroom suite.

## Bedroom 1

**13'8" x 8'5" (4.19 x 2.59)**

A good sized double bedroom spans the rear of the first floor, with a double glazed window providing natural light and views over the rear garden. A single panel radiator sits below the window above the Karndean floor. With room for a kingsize bed and bedside tables, plus plenty of storage with large built in sliding wardrobes with hanging space, shelving and down lights, this is an impressive main bedroom in keeping with the contemporary feel of the home.

## Bedroom 2

**8'7" x 7'3" (2.63 x 2.23)**

A comfortable double bedroom at the front of the house boasts recently installed herringbone Karndean flooring with space for a double bed and dressing table. A double glazed window on the front aspect looks out to the street with a single panel radiator below and wired wall lights for in the evening. Shelving above and beside the bed and a wall mounted TV at the base of the bed complete the contemporary bedroom.

## Bedroom 3

**10'3" x 6'2" (3.13 x 1.90)**

The third bedroom benefits from a double glazed window on the front aspect with a single panel radiator below. Laminate wood flooring and neutral painted walls create a welcoming sleeping space, with USB sockets on all sides giving you flexibility for the configuration. Whether used as a bedroom, home office or hobby room, the choice is yours.

## Attic

A large boarded attic space is accessed above the landing and provides plenty of space for bulkier items and long term storage to keep the home clear and clutter-free. With a drop down ladder and lighting, it's a great addition for busy households.

## Rear Garden

A well-proportioned rear garden features a large Indian flagstone seating area, the perfect space for summer parties and BBQs. Fenced on all sides, with a secure side gate, it's a great garden for small children and pets to play safely and securely. Large established trees to the rear of the plot provide privacy and greenery from the rear aspect of the house.

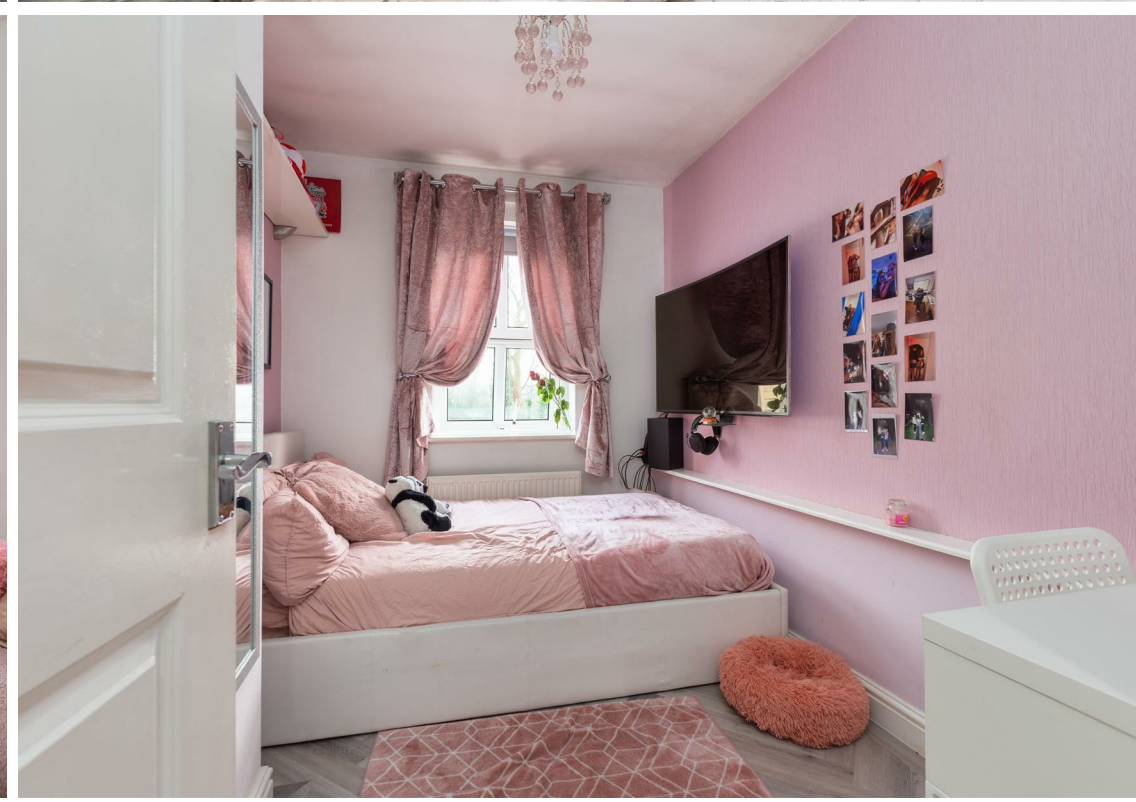
## Exterior

The property boasts one off-road parking space to the front with additional on street parking for family and friends.

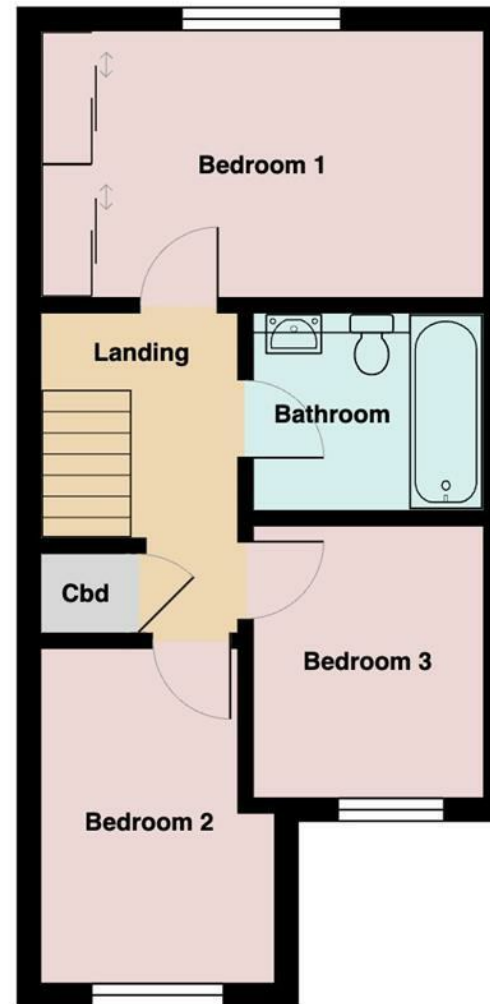
## Additional Information

50% Shared ownership option also available which would be leasehold with £330/month all inclusive charges.

Council Tax Band B. Off road parking.







| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92-100) <b>A</b>                           |         | 90       |
| (81-91) <b>B</b>                            | 76      |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |
| England & Wales                             |         |          |
| EU Directive 2002/91/EC                     |         |          |

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