





Inside The Home

Located at the head of the cul-de-sac in a discreet position, you enter this home via a UPVC double glazed door which leads into a welcoming Hall. There is a handy ground floor WC, and access into a spacious Living Room, with exceptional storage located beneath the stairs. With access to a beautifully presented Breakfast Kitchen, with a useful breakfast bar and access to a large, secured rear garden.

To the first floor, three generous bedrooms can be found, as well as a modern three piece bathroom and access to a handy loft space.

Let's Take A Closer Look At The Area

Located centrally between Heaton-With-Oxcliffe and Westgate, this fantastic family home has a plethora of local shops including a supermarket, convenience shops as well as a local public house and eateries all within walking distance. With well regarded primary and secondary schools close by, this home caters for the whole family, with the Bay Gateway a 5 minute drive away, commuters can be on the M6 within approximately 15 minutes.

Let's Step Outside

To the front of the property, a paved driveway can be found providing off road parking for a car. This leads to a single garage located to the left hand side of the pair which has light and power. Leading on, a low maintenance laid to lawn garden can be found, with a paved pathway leading to the front and side of the property. A secure wooden gate provides access to a large rear garden, again laid to lawn, providing the perfect backdrop for allowing little ones to run and play in a safe and secure environment. With a paved patio area located to the rear of the garden, why not enjoy alfresco dining or simply sitting out and enjoying a warm summers day.

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 Leasehold. Title Number: LA690647. Held on a balance of 999 years from the 1st September 1989 with a ground rent of approximately £65.00 Per Annum. This covers

maintenance of the communal areas and street lighting, to name a few.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

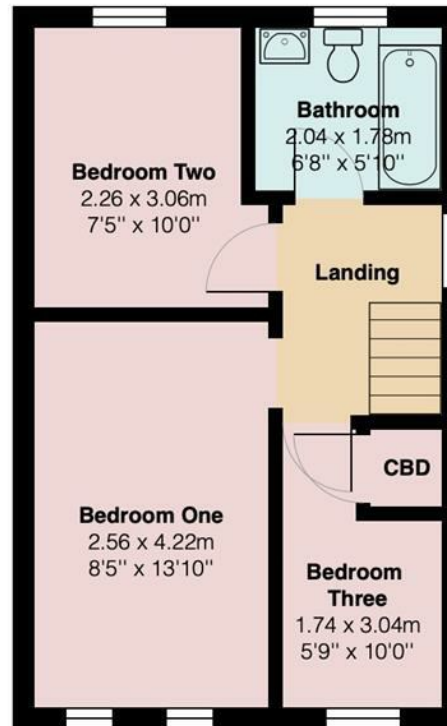
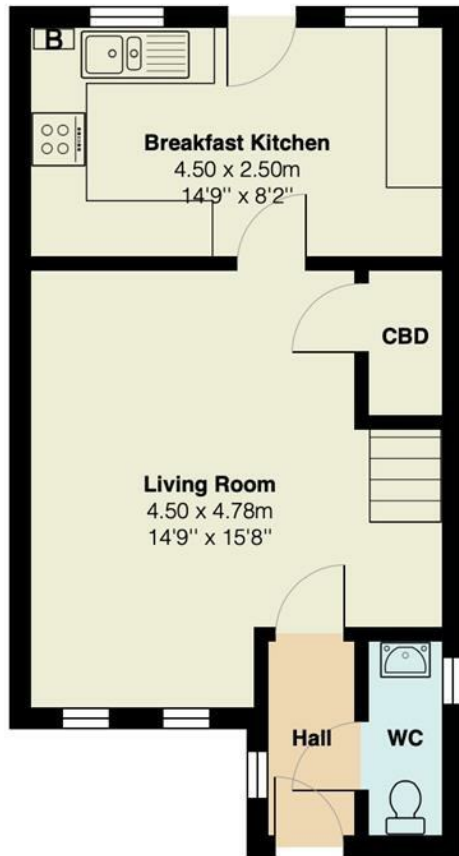
Strictly by appointment via Houseclub Estate Agency.

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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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