





Layout (With Approx. Dimensions)

Ground Floor

Entrance Hall

Entered via a composite double glazed door, this welcoming entrance hall is fitted with a useful understair storage cupboard, ceramic tiled flooring, stairs leading to the first floor and a radiator.

Living Room

14'2" x 12'0" (4.32 x 3.68)

A warm and cosy room, fitted with a feature electric fireplace set in a marble effect surround. With a UPVC double glazed box window overlooking the front garden and a radiator.

Family Living Dining Room

21'4" x 19'9" (6.52 x 6.04)

The heart of this home, this beautifully spacious room is perfect for any busy family and provides everything you need for gathering family and friends. With open plan living spaces, this room is fitted with bifold doors providing open access to the rear garden. Ample space for a second reception room with space for a sizeable dining table. With downlighters, two radiators and ceramic tiled flooring.

Kitchen Area

Fitting with a range of wall and base units with a complimentary work top over and a one and a half sink unit with mixer tap and drainer. Fitted appliances include an AEG High-rise double oven, a Bosch induction hob, with an extractor hood above. An AEG dishwasher and an integrated fridge freezer. There is a handy breakfast bar area, under cabinet lighting, downlighters, expel air, a UPVC double glazed window and ceramic tiled flooring.

Utility Room

7'10" x 6'9" (2.41 x 2.08)

Fitted with a range of wall and base units with a complimentary worktop over and a stainless steel sink unit with mixer tap and drainer. A Valiant gas central heating boiler is discreetly hidden a cabinet, whilst there is plumbing for a washing machine, a UPVC double glazed door providing access to the rear of the property. With an expel air, ceramic tiled flooring and a radiator.

First Floor Landing

Stairs lead from the entrance hall to a first floor landing. Fitted with a UPVC double glazed window, access to a loft space, a built in storage cupboard and a radiator.

Bedroom One

12'10" x 11'9" (3.93 x 3.60)

A spacious room, fitted with two UPVC double glazed windows, with open views across the surrounding countryside and a radiator. A wooden internal Oak door provides access to:

Ensuite Shower Room

Fitted with a three piece suite comprising a WC, a wash hand basin and a large shower cubicle with a dual showerhead and decorative tiled surround. With a UPVC double glazed frosted window, downlighters, a heated towel rail, expel air and tiled flooring.

Bedroom Two

11'10" x 10'10" (3.61 x 3.31)

Fitted with a UPVC double glazed window and a radiator.

Family Bathroom

Fitted with a four piece suite comprising a WC, a wash hand basin, a large bath with shower attachment and spacious shower cubicle with dual showerhead and tiled surround. With a UPVC double glazed frosted window, downlighters, expel air, shaver point and a heated towel rail.

Bedroom Three

12'5" x 9'3" (3.79 x 2.82)

Fitted with a UPVC double glazed window and a radiator.

Bedroom Four

10'5" x 9'3" (3.20 x 2.82)

Fitted with a UPVC double glazed window and a radiator.

Outside

To the front of the property, a laid to lawn garden can be found, with beautifully planted borders and a flagged pathway leading to the front door. To the right hand side, a double block paved driveway can be found, providing off road parking for several vehicles, leading to a detached garage. There is also a large lawn area to the side providing additional space

should the purchaser need more parking or additional garden space. To the left hand side of the property, the main of the family garden can be found. With a large patio area perfect for alfresco dining. Raised planted borders surround this garden as well as secure wooden and brick fencing, an additional patio area perfect for entertaining and a wooden gate, providing access to the front of the property. To the rear, the garden extends with a further patio area and secure wooden fencing.

Garage

20'4" x 11'1" (6.21 x 3.39)

Fitted with an up and over door, light and power.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band E - Lancaster City Council.

Tenure

Freehold with a management fee of £162.57 per annum. This includes upkeep of communal areas and street lighting, to name a few.

Viewings

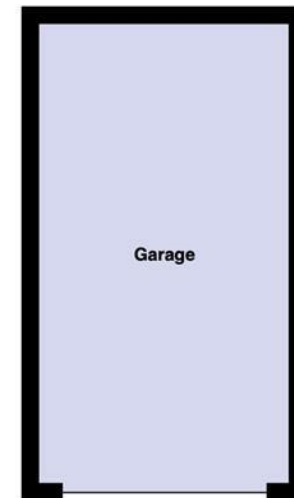
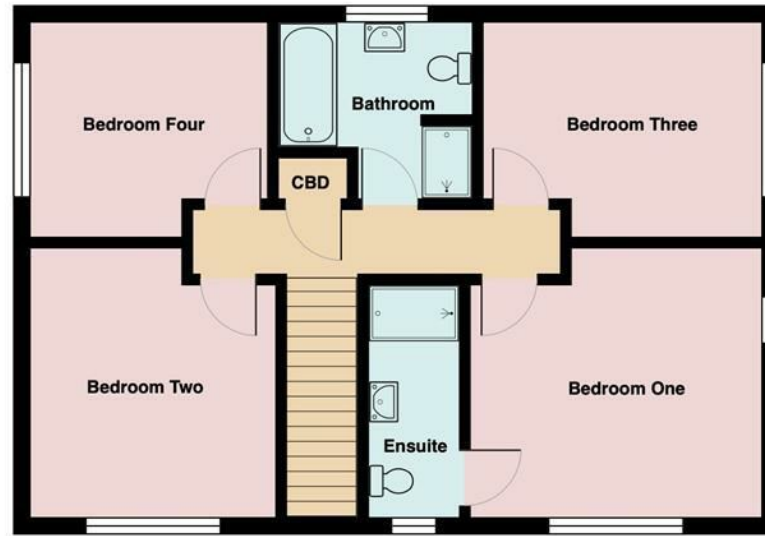
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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