





Inside The Home

Stepping through the entrance door, you lead into a spacious living room, fitted with a UPVC double glazed window filling the room with ample natural light. This leads into a good-sized kitchen, fitted with a range of wall and base units with space for a fridge freezer and a freestanding cooker. This leads into a utility area with plumbing for a washing machine and a UPVC double glazed door, providing access to the rear. The last room located on the ground floor is a three piece bathroom suite.

To the first floor, two generous bedrooms can be found, with the second bedroom fitted with a built in cupboard housing the gas central heating boiler. Having recently undergone a full upgrade, this property is a perfect blank canvas presenting a range of buyers with an exciting opportunity to create a truly wonderful home.

Let's Take A Closer Look At The Area

Located near the banks of the River Lune, this superb property has excellent access to both town and country. With a range of amenities on its doorstep including a doctors surgery, pharmacy, two convenience shops and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access local and further afield, with the M6 motorway a 10 minute drive away and the west coast mainline train station.

Let's Step Outside

To the front of the property there is on road parking. To the rear, a handy rear yard can be found providing the perfect place for potted plants and sitting out on a warm summers day. The yard doesn't stop at the first gate, there is second small yard area which is included within the boundary of this wonderful home.

Services

The property is fitted with a gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

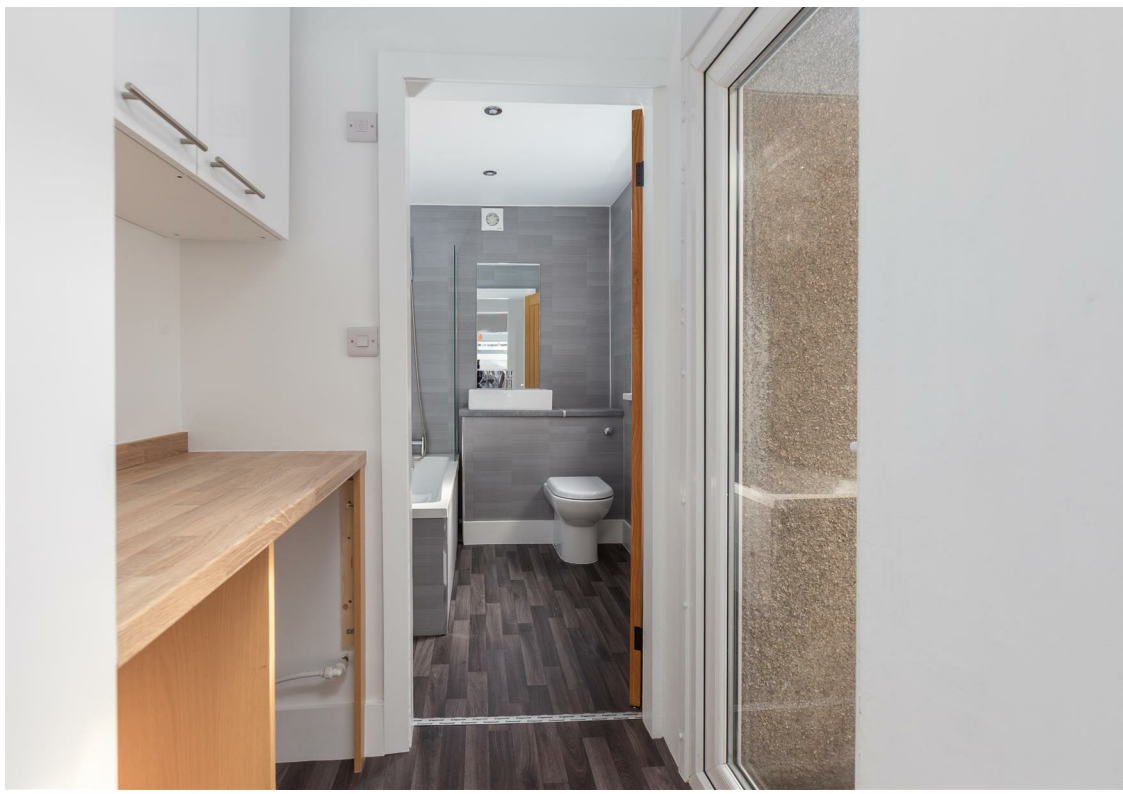
This home is Band A under Lancaster City Council.

Viewings

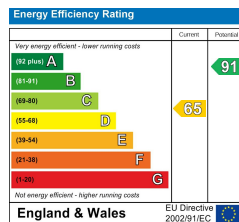
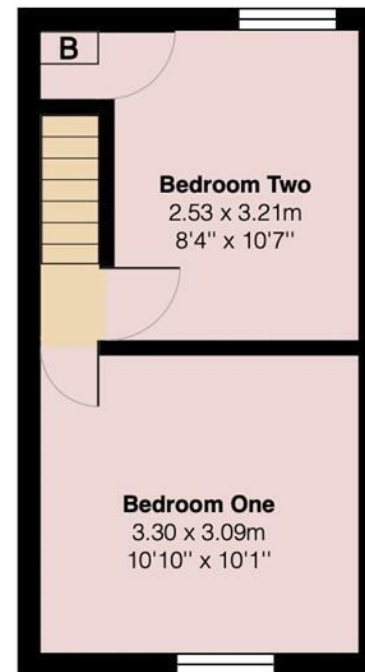
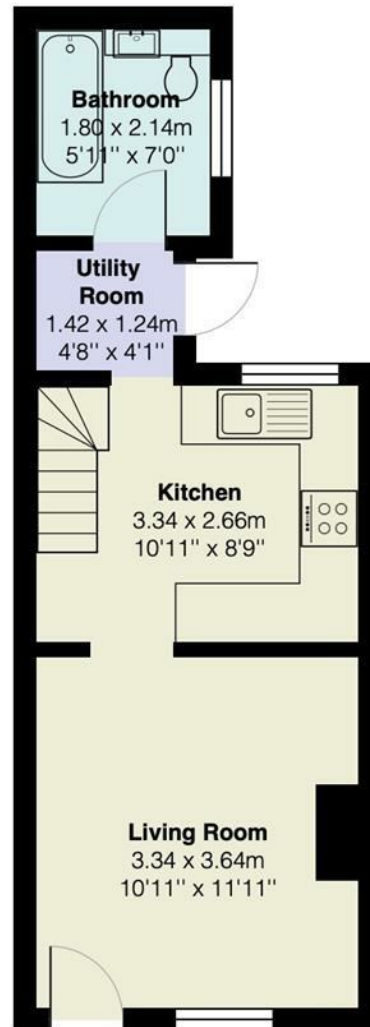
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







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