





The accommodation

As you enter the property from the front elevation you meet a spacious yet cosy lounge with a limestone effect fireplace and hearth at it's heart. Continuing through is the dining room with a stone fireplace, a walk in cupboard and a uPVC double glazed window to the rear and further still is the fitted kitchen, family bathroom and partially separate WC. The huge benefit of the ground floor bathroom is that upstairs there are three extremely well proportioned bedrooms. It would suit the archetypal family of four (or even five) and/or a group of friends, each needing their own reasonable amount of space.

Let's step outside

To the rear is a private, enclosed rear yard with gated access.

The kitchen

The kitchen has wall and base units with laminate work top surfaces and tiled splash backs, an electric oven with a gas hob and a charming quarry tiled floor. There is space/plumbing for a good number of appliances including a washing machine, tumble dryer and fridge freezer and there is also a ceiling strip light and a wealth of electricity points.

The location

The property is positioned in the popular Primrose area to the south of Lancaster within walking distance to the University of Cumbria and the Royal Lancaster Infirmary. This home is handy for the city centre as well as being close to bus routes to Lancaster University, a short drive to junction 33 of the M6 motorway and a gentle stroll to Williamson Park, the Ashton Memorial and Butterfly House as well as many other historical landmarks the city has to offer.

Services

The property is serviced with gas with the boiler situated in the kitchen, electricity and mains water and drainage.

Tenure

The property is Freehold with title number LA943554.

Council Tax

Band A via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

Available online or by contacting our sales team for further details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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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