





Inside The Home

Entering the property you'll immediately feel the generous sense of space this ground floor flat has to offer. The lounge is the heart of the home, a welcoming and light-filled space, with a large UPVC double-glazed window framing views of the front garden and street beyond. It's the perfect spot to relax, entertain, or simply watch the world go by.

The kitchen offers plenty of room to cook and create, with space for dining and the potential to design your ideal culinary haven. Whether you're preparing a quick breakfast or hosting a dinner with friends, it's a great space to make your own.

There are two well-proportioned bedrooms (or one bedroom and a second reception, depending on your needs). The main bedroom features fitted wardrobes, providing practical storage without compromising space. The second bedroom/reception room provides access to the private garden, offering the opportunity to enjoy the fresh air and sunshine from the comfort of your bed or sofa.

A three-piece bathroom with an overhead shower completes the layout, offering a functional and comfortable space that could easily be refreshed to suit modern tastes.

Throughout, large windows fill the property with natural light, enhancing the already spacious feel. While the décor may be dated, the flat's proportions and layout offer a fantastic opportunity to transform it into a stylish, contemporary home.

The property has benefited from a brand new roof in recent years and the boiler has been well maintained and serviced.

Let's Take A Closer Look At The Area

Situated within close proximity to excellent transport links, with nearby bus stops providing access local and further afield, as well as access to the Bay Gateway and the M6 motorway junctions 34. This home is a commuter's dream. For those looking to be part of a vibrant city, Lancaster City centre caters to all. With an excellent blend of the old and new, historic landmarks include Lancaster Castle and Police Museum, which house several shops, including the iconic Atkinson coffee shop. The town itself provides a plethora of

excellent eateries and wine bars and further landmarks and parks, including the breath-taking Williamson Park to the south of the town.

Let's Step Outside

To the side of the property there is a driveway providing ample space for parking in front of the private garage. There is also a quaint private garden to the rear of the property. Laid to lawn with secure wooden fencing, enjoy all this beautiful space has to offer.

Services

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

Tenure

The property is Leasehold. Held on a balance of 946 years on a peppercorn rent.

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

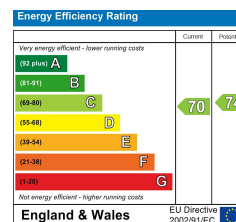
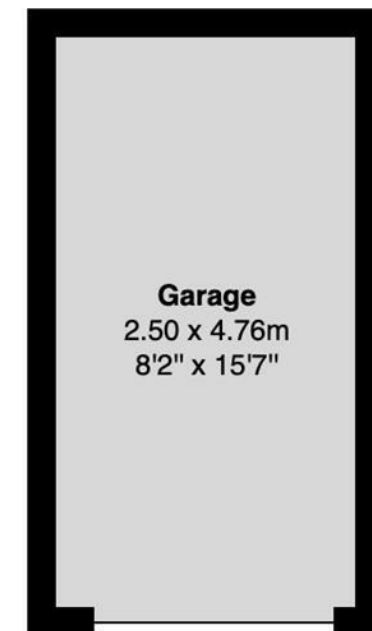
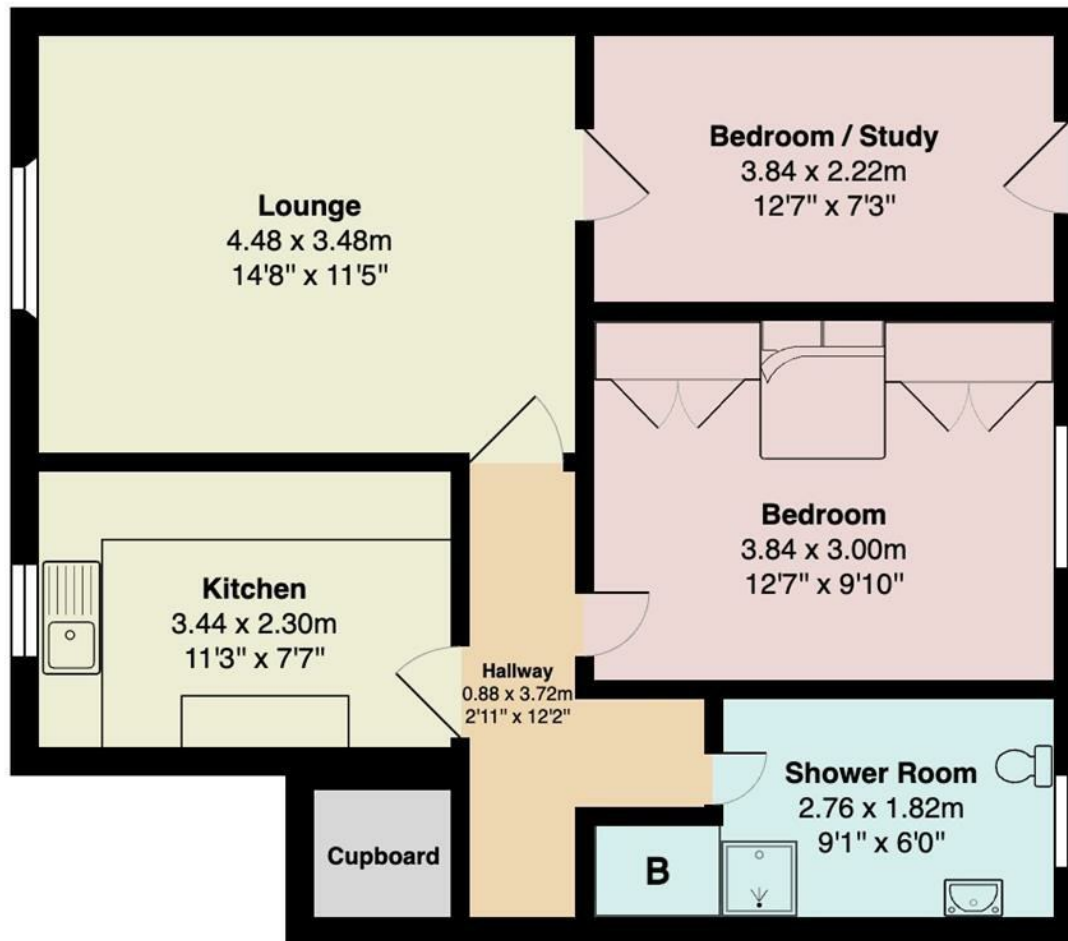
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Energy Performance Certificate

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