







### Let's enter..

As you enter the home you are greeted by a vestibule with gorgeous mosaic tiling and a welcoming entrance hall which provides access to a tastefully appointed lounge with a feature cast iron fireplace at it's heart. This period feature is one of many as you are greeted with decorative ceiling coving, picture rails, the bay window and the original fitted cupboard to the side of the fireplace. Beyond that the dining room hosts a wood burning stove and benefits from an oak effect hardwood laminate floor. The ground floor is completed by the sleek fitted kitchen to the rear elevation comprising a wealth of wall and base units with laminate work top surfaces, an electric oven with a gas hob and overhead extractor and space for a range of appliances.

### The first floor

The theme of well proportioned and appointed accommodation continues as the landing provides access to three well proportioned bedrooms and the contemporary white bathroom suite.

### Let's step outside

To the rear is a south facing private, enclosed rear yard with gated access and a handy brick built storage outhouse.

### The location

This excellent home is in a perfect position for so many aspects of modern life. Within walking distance of the city of Lancaster but closer still to a number of amenities on neighbouring Greaves Road and Scotforth Road including a Spar convenience store and Booths supermarket. The Royal Lancaster Infirmary and the University of Cumbria Lancaster campus are nearby and the A6 provides a simple drive to Lancaster University or junction 33 of the M6 for the commuting professional. It is also brilliant for schooling needs with no fewer than 11 schools rated Ofsted Good or better within a mile.

### Services

The property is serviced with gas, electricity and mains water and drainage.

### Tenure

Freehold with title number LA629245

### Council Tax

Band B with Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agents.

### Energy Performance Certificate

Available online - any questions please feel free to contact our office.

### Additional Information

A new roof is to be installed at the property hopefully by the end of January 2026.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	69	84
		EU Directive 2002/91/EC

# Your Award Winning Houseclub

