





Inside The Home

Entered via a UPVC double glazed door, this leads into an Entrance Vestibule and continues into a bright and spacious Living Room with stairs leading to the first floor. Centred around a multi fuel stove, this provides the perfect backdrop for cosy nights in snuggled around a roaring fire. With a UPVC double glazed window providing the room with ample natural light, this continues to a well-proportioned Dining Room, with a handy built in understair storage cupboard and a modern gas central heating boiler. A UPVC double glazed window provides an open outlook to the fields at the rear, whilst a spacious Kitchen completes the ground floor. Fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring electric hob with extractor above and oven below, as well as plumbing for a washing machine and space for a fridge freezer. With a UPVC double glazed window door providing access to the rear of the home.

To the first floor, two generous bedrooms can be found with the main bedroom located at the front of the property, with both rooms showcasing views across the Lune Valley. Upgraded in 2022, an incredible Shower Room can be found, fitted with a three-piece suite providing ample space with an easy to maintain tiled surround.

To the second and final floor, a generous bedroom can be found with a handy built-in walk in wardrobe providing ample storage and access to further eaves storage. A UPVC double glazed window once again showcases impeccable views across the surrounding Lune Valley.

The spacious home is perfect for a multitude of buyers, including first-time families and investors alike like.

Let's Take A Closer Look At The Area

Located a mere ten minute drive from junction 34 of the M6 and the Bay Gateway link road, this beautiful blank canvas is perfect for working professionals and young families, looking for a semi-rural retreat within a 20 minute reach of the university of Lancaster. With a plethora of local primary schools including Hornby, Wray, Caton, Melling and Arkholme, as well as excellent secondary schools including

both Lancaster Grammar Schools and QES in Kirkby Lonsdale. Offered to the market with No Chain, this incredible home is not to be missed.

Let's Step Outside

To the front of the property, a stone chipped garden can be found with a shared path. Off road parking is also provided to the front, whilst a small yard can be found to the rear of the property, providing the perfect place for potted plants and sitting out on a warm summers day enjoying all the Lune Valley has to offer.

Services

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

Tenure

The property is Freehold. Title number: LA704508.

Council Tax

This home is Band B 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.







Total Area: 76.2 m² ... 820 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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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