



**5 Mallside Close, Highwood  
LA1 3FZ**

**£290,000**

- Detached House
- 3 Bedrooms
- Kitchen Diner
- Patio Doors to Garden
- Garage & Parking
- EPC Rating - B

**Property Details**  
**Council Tax Band**  
**D**

**Tenure**  
Freehold

**Fixtures & Fittings**  
Available by Separate Negotiation

**Viewing**  
Strictly Through the Sole Agents

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**Last Updated - 23 April 2021**





#### The Location

This new development within one of Lancaster's most desirable areas has quickly become an address sought after by local families and professionals. The situation is ideal on Lancaster's popular south side close to Williamson Park and Lancaster Royal Grammar School. The city centre is just a few minutes away and the university or Lune Valley are very handy via the "back roads". The M6 is also easy to access for those who travel further. Closer to home you have your very own well stocked Co-Op store and the bus stop is just a stroll from the front door.

#### The House

This stylish, detached house enjoys driveway parking and has a detached garage. There is space for 3 cars on the driveway and at the front there is plenty of visitor parking too. There is plenty of space to work from home and the layout is perfect for modern family life. Set back with a front garden the front door opens to a bright, welcoming hallway. Immaculate, modern interiors display tradition and warmth with touches such as the stripped and turned banister spindles. The front lounge is generous and relaxing. At the rear you will find a sleek kitchen diner with cream cabinets and integrated appliances. French Doors open to the garden which has a flagged seating area to the rear of the garage and plenty of lawn space to whether you are looking forward to entertaining friends and family on summer evenings or want extra space for the family to play you will find space for all. Back inside the ground floor accommodation includes a cloakroom/WC. Upstairs you will find 3 well proportioned bedrooms. The master bedroom has an en-suite shower room and additionally there is a family bathroom. Zoned heating makes this modern home energy efficient too.

