



**9 Stanley Drive, Hornby, LA2 8NA**  
**Price Guide £397,700**

Detached 3 bedroom house on a quiet and sought after residential cul-de-sac in the popular village of Hornby. With versatile accommodation and scope for improvement, the property will appeal to couples and families seeking a home in this charming and historic location.

Benefitting from an attached double garage, drive and generous wrap around plot, the property is now available to market with no chain.

## 9 Stanley Drive

The ground floor accommodation briefly comprises: large open fronted entrance porch; inner hallway; spacious living room; ground floor shower room; study or third bedroom; open plan kitchen/diner; good-sized utility area and double garage.

There are 2 double bedrooms on the first floor and a shower room.

Outside, the property has generous gardens to the front, rear and side aspects comprising, lawns, borders, rockery and patio area. Driveway parking for at least 2 cars.

### Location

Hornby is a welcoming village with an historic castle and a good range of amenities including, shop, post office and tearoom, newly re-opened pub, antiques shop, primary school and swimming pool. This is a great community with many local events. Further amenities are available at the nearby market town of Kirkby Lonsdale, including a Booths supermarket. Lancaster and the M6 are 10 miles away and both the Yorkshire Dales and Lake District National Parks can be easily reached for great days out in stunning countryside. The village falls within the Forest of Bowland Area of Outstanding Natural Beauty. Lancaster has a mainline train station and excellent secondary schooling is available at QES, Kirkby Lonsdale, Ripley St. Thomas, Lancaster Girls' Grammar School and Lancaster Royal Grammar.

### Property Information

Freehold

Council Tax Band E

EPC Rating D

Mains water, drainage and electricity

Oil-fired central heating - gas is available for connection in Stanley Drive

Probate has been granted

### Ground floor

### Hall



Fitted carpet, radiator, stairs to first floor, UPVC door to porch.

### Sitting Room 17'10" x 11'11" (5.45 x 3.64)



Fitted carpet, radiator, open fire with slate fire surround and hearth, double glazed window to front aspect.

### Kitchen / Diner 16'6" x 12'10" (5.05 x 3.92)



Fitted carpet, range of wall and base units,

drainer sink, single integrated oven, electric hob, space for fridge, two radiators, two double glazed windows, UPVC door to rear.

**Utility 7'4" x 6'10" (2.25 x 2.09)**



Fitted carpet, plumbing for washing machine, double glazed window, door to garage.

**Shower Room 6'6" x 5'10" (2 x 1.79)**



Fitted carpet, heated towel rail, shower cubicle, wash basin, WC, textured double glazed window.

**Bedroom 3 9'3" x 8'11" (2.82 x 2.73)**



Ground floor bedroom / office / dining room. Fitted carpet, radiator, double glazed window.

**First Floor**

**Bedroom 1 11'5" x 9'10" (3.5 x 3)**



Fitted carpet, fitted wardrobes, radiator, double glazed window.

**Bedroom 2 12'11" x 11'10" (3.94 x 3.61)**



Fitted carpet, eaves store, radiator, double glazed window.

## Landing

Carpet, airing cupboard, loft access, stairs to ground floor.

## Shower Room 9'4" x 5'7" (2.87 x 1.71)



Fitted carpet, heated towel rail, shower cubicle, wash basin, WC, double glazed window with textured glass.

## Garage 19'8" x 15'5" (6.0 x 4.7)

Concrete floor, electric up and over door, single glazed window, double glazed window, oil boiler, light and power.

## Outside

### Front



Large area of lawn, established beds. Parking for two cars.

## Rear



Large area of lawn, established bed, oil tank.

## Side



Lawn and path leading to rear.

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

## OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

## FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please

contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

#### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

#### FISHER HOPPER

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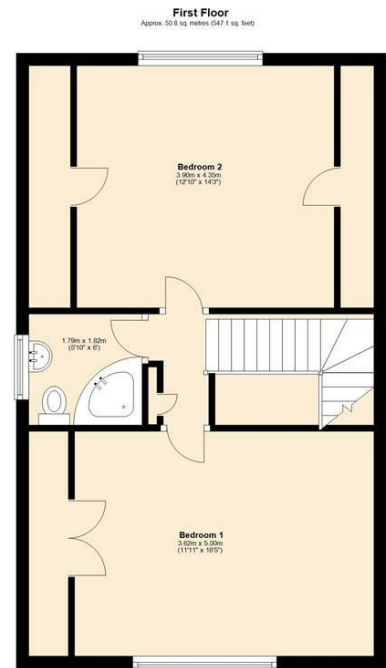
The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

#### FLOOR PLANS

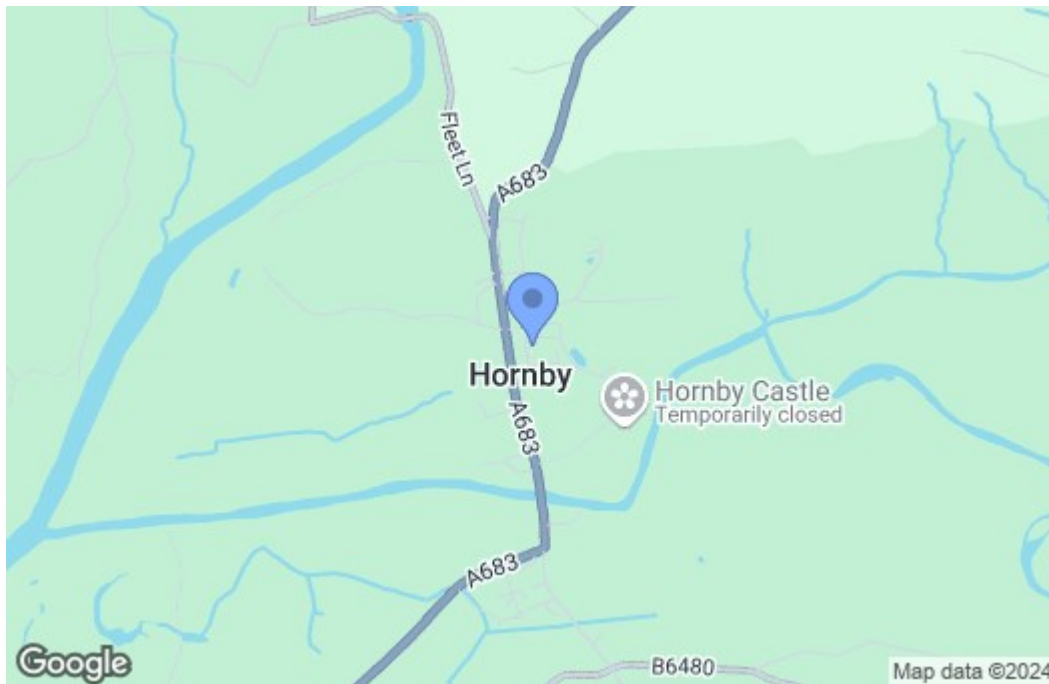
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

# Floor Plan

Total area: approx. 149.8 sq. metres (1612.5 sq. feet)  
9 Stanley Drive, Hornby, Lancaster



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

