



76 Coastal Road, Hest Bank,  
Lancaster, Lancashire, LA2 6HQ

76, Coastal Road, Hest Bank, Lancaster

## The property at a glance **3** **2** **3**

- Impressive Detached Family Home
- Three Bedrooms (Two Double)
- Spacious Lounge & Kitchen Diner
- Ground Floor Shower Room
- Prestigious Location of Hest Bank
- Fantastic Plot In Country Setting
- M6 Link Road Only Minutes Away
- Council Tax D
- Freehold
- EPC Rating D

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**£400,000**



# Get to know the property



Situated on the prestigious Coastal Road, within the sought after village of Hest Bank, this impressive detached house boasts three bedrooms with large driveway, detached garage and extensive garden!

Access to the property is from the front elevation in the porch which leads to the grand, welcoming hallway with stairs leading to the first floor and feature, decorative windows. The spacious through lounge/ dining room offers a wonderful family space with bay fronted window and log burner.

There is a country style kitchen offering a range of wall, drawer and base units in cream incorporating; integrated oven with extractor hood, space for dishwasher and fridge/freezer opening through to the dining room with uPVC double doors leading out to the decked and paved terrace boasting stunning views. Furthermore, there is a ground floor shower room with walk-in shower cubicle, pedestal wash basin and low flush WC.

Rooms to the first floor include three bedrooms, two of which are double and a three piece bathroom suite comprising; fitted bath with wall mounted shower above, pedestal wash basin and low flush WC.

Externally, there is a tarmac driveway to the front providing parking for several vehicles with mature bushes and shrubs. The brick built detached garage, utility and storage room are positioned to the side of the property.

The extensive rear garden has a large lawn, range of flower borders, mature bushes and trees. Nestled in a beautiful country setting with lovely coastal and canal walks, village amenities and easy access to the M6 link road.





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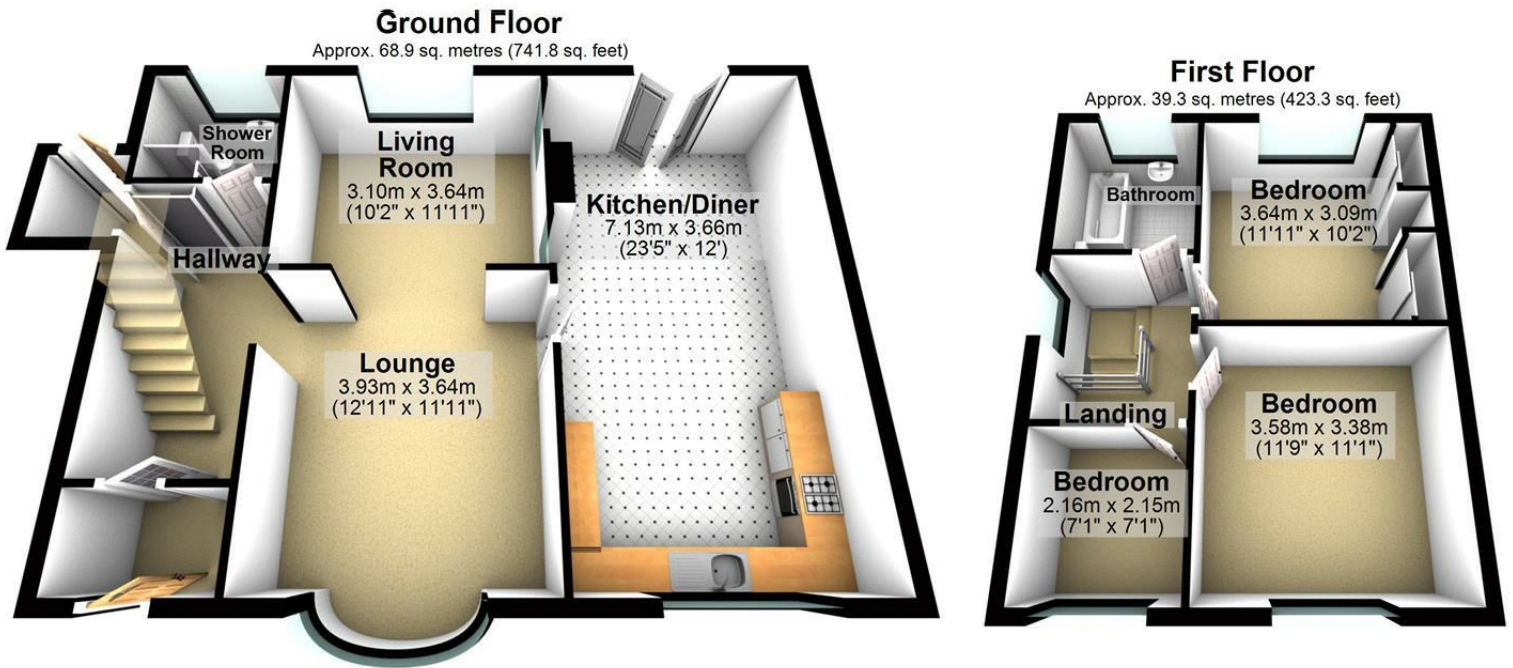


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Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

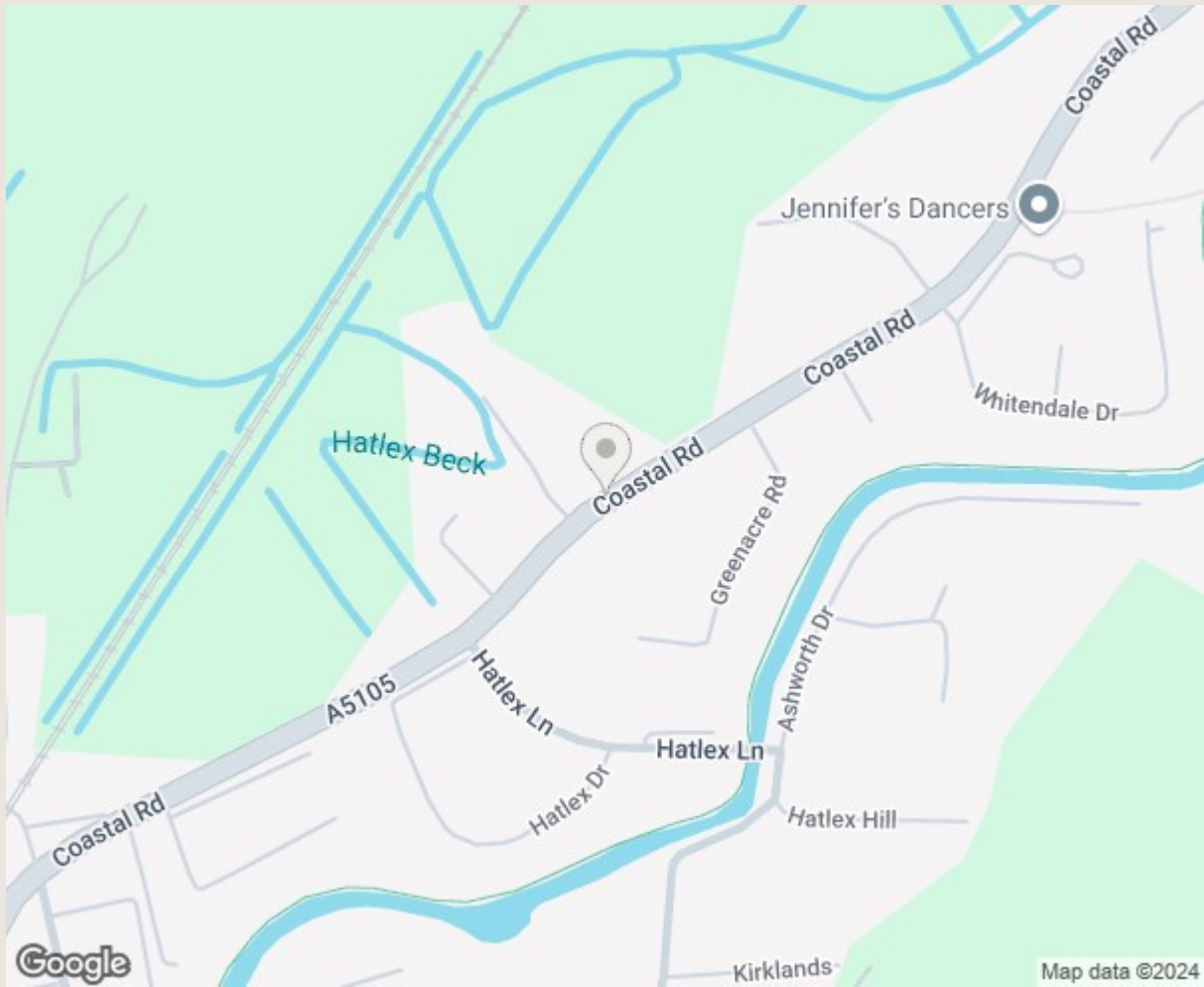
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>80</b>
	<b>56</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC