



51, Spruce
Avenue, Lancaster, LA1 5LB

51, Spruce Avenue, , Lancaster

The property at a glance 2 2 1

- Second Floor Apartment
- Two Bedrooms
- Main Bedroom With En Suite
- One Reception Room
- Fitted Kitchen With Range Of Appliances
- Communal Gardens
- Allocated Parking Space
- Leasehold
- Council Tax Band: C
- EPC Rating: C

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£190,000

Get to know the property



Nestled in the charming Spruce Avenue of Lancaster, this delightful apartment presents a wonderful opportunity for those seeking their first step onto the property ladder. Boasting a generous 850 sq ft, this 2002-built property features two cosy bedrooms and two bathrooms, making it ideal for a small family or a couple looking for a bit of extra space.

Upon entering, you are greeted by a spacious living and dining area, perfect for entertaining guests or simply relaxing after a long day. The functional kitchen comes equipped with integrated appliances, making meal preparation a breeze.

Convenience is key with this property, as it offers easy access to local shops and amenities, ensuring that everything you need is just a stone's throw away. Additionally, the accessibility of a lift in this single-story apartment adds a touch of modern comfort to this traditional home.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with great investment potential, this beautiful 2-bed apartment ticks all the boxes. Don't miss out on the chance to make this charming house your new home sweet home.

Ground Floor

Hall

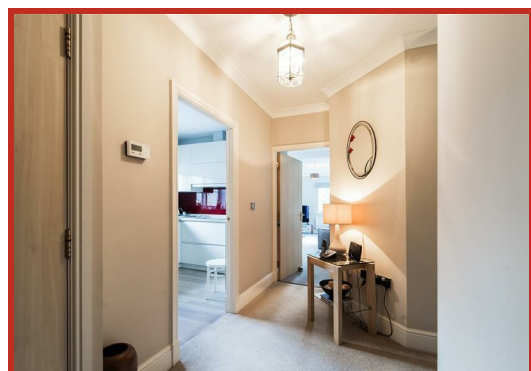
5'3 x 3'7

Composite entrance door, central heating radiator, smoke detector, coving and doors to reception room, kitchen, two bedrooms, bathroom and storage cupboard.

Reception Room

20' x 9'9

Two UPVC double glazed windows, two central heating radiators, electric fire in marble surround, TV point and UPVC patio doors onto Juliet balcony.



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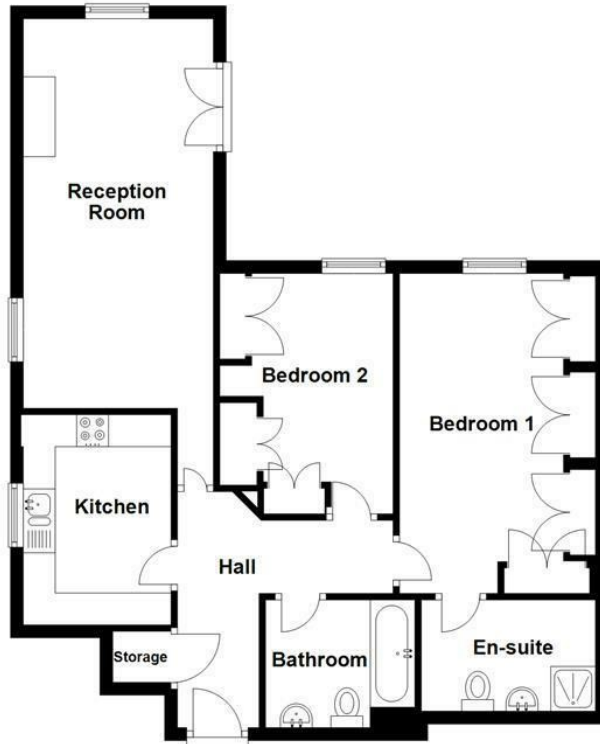
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Take a nosey round

Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		77	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			