



30, Clare
Road, Lancaster, LA1 2LU

30, Clare Road, Lancaster

The property at a glance **3** **1** **1**

- Superb 1930s Semi Detached House
- Fantastic Family Home
- Bay Fronted Lounge & Generous Kitchen Diner
- Contemporary Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Attractive Front Garden & Good Size Rear Garden
- Driveway & Large Detached Garage
- Popular Residential Location in North Lancaster

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£174,950

Get to know the property



Superb 1930s semi detached family home offering a good size rear garden, driveway and garage - set in a popular residential area, North of Lancaster City Centre.

A warm welcome awaits as you step into the entrance hall which leads to the bay fronted lounge and the generous kitchen diner. The neutrally presented lounge features a coal effect gas fire set in a granite surround with wooden mantelpiece and the kitchen diner is a fantastic space with patio doors leading out the rear garden from the garden area- ideal for hosting guests. The kitchen itself offers a range of wall and base units in white with wooden worktops to complement, integrated double oven, hob, extractor unit, space for fridge and plumbing for washing machine.

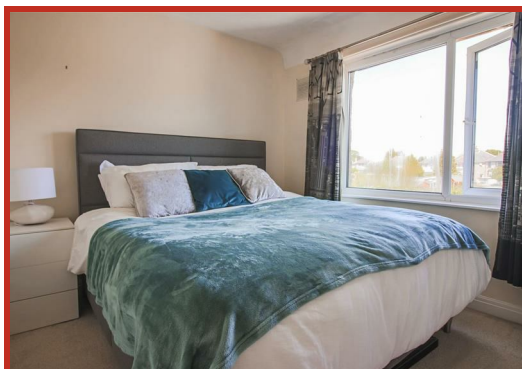
Rooms to the first floor include two double bedrooms, a single bedroom - alternatively ideal for home office/dressing room - and a contemporary three piece bathroom suite comprising P-shaped bath with direct feed shower above, dual flush WC and wash hand basin. Further benefits to the property include double glazing and gas central heating throughout.

Externally, to the front elevation there is an attractive front garden with patio area, framed by slate chipped and shrub borders. A tarmac driveway provides off road parking space for three vehicles leading down the side of the property to a large garage (23' x 9') at the rear with up and over door. The generous sized rear garden offers a patio area, perfect for outdoor seating and dining, and a lawned area, enclosed by fence perimeter.

Situated in North Lancaster, the property is close to all local amenities including shops, schools and bus routes. Lancaster's historic City Centre is also within easy reach. The area further benefits from easy access to the M6 motorway via the link road known as 'The Bay Gateway'.

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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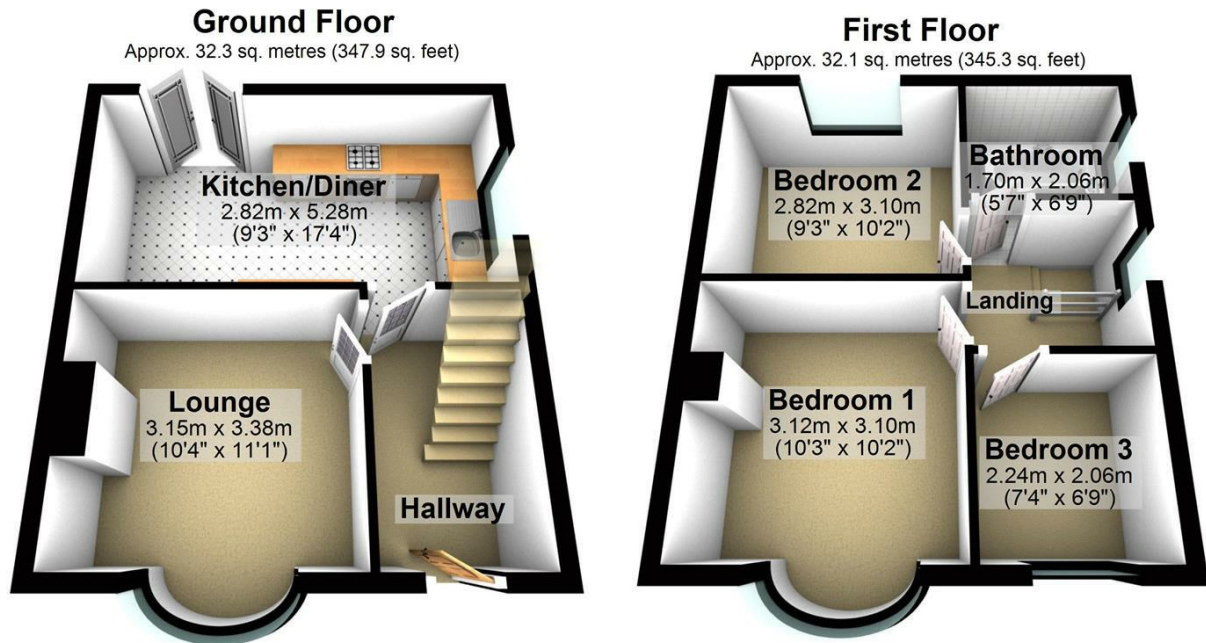
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Take a nosey round



Total area: approx. 64.4 sq. metres (693.2 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC