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ESTATE AGENTS

8 Pierce Close, Lancaster, LA1 5EQ

8, Pierce Close, Lancaster

The property at a glance 4 3 2

- Exquisite Detached Property
- Four Bedrooms
- Three Bathrooms
- Contemporary Fitted Dining Kitchen
- Presented to Highest Standard Throughout
- Immaculate Gardens to Front and Rear
- Off Road Parking
- Tenure TBC
- Council Tax Band D
- EPC Rating C

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01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£459,950

Get to know the property



AN EXCEPTIONAL FULLY RENOVATED FAMILY HOME

Offering an abundance of immaculately presented indoor and outdoor space, stylish interiors and having been presented and updated to the highest standard throughout, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Lancaster on a popular estate. Located only a stones throw away from the ever popular city centre and boasting four double bedrooms, two living areas and modern fixtures and fittings, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Morecambe, Preston and major motorway links. With beautifully maintained gardens, three bathrooms and neutral decoration, this property is the perfect home for any potential buyer looking for a spacious and luxurious family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, open plan contemporary fitted kitchen diner, fourth bedroom, shower room and staircase to the first floor. The kitchen boasts modern wall and base units and high quality integrated appliances. The first floor comprises of doors on to three double bedrooms and a modern family shower room. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a laid to lawn garden with bedding, mature shrubs and ample off road parking.

For further information or to arrange a viewing please contact our office at your earliest convenience.





Ground Floor

Entrance Hall

6.55m x 2.03m (21'6 x 6'8)

UPVC double glazed frosted entrance door, central heating radiator, spotlights, smoke alarm, storage cupboard, part marble tiled, part wood effect lino flooring, stairs to first floor, doors to two reception rooms, kitchen/dining area, bedroom four and shower room.

Reception Room One

5.41m x 3.15m (17'9 x 10'4)

Two UPVC double glazed windows, upright central heating radiator, spotlights, media wall with inset shelving, TV point, electric living flame fire, spotlights and wood effect lino flooring.

Reception Room Two

4.95m x 2.62m (16'3 x 8'7)

Central heating radiator, spotlights, smoke alarm, TV point and UPVC double glazed French doors to rear.

Kitchen/Dining Area

5.46m x 3.10m (17'11 x 10'2)

UPVC double glazed window, spotlights, smoke alarm, range of black matte wall and base units, marble effect worktops, stainless steel inset sink with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer and washing machine, integrated boiler and marble effect tiled flooring with underfloor heating.

Bedroom Four

4.95m x 2.79m (16'3 x 9'2)

UPVC double glazed window, central heating radiator, spotlights and TV point.

Shower Room

1.91m x 1.65m (6'3 x 5'5)

UPVC double glazed frosted window, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, extractor fan, PVC cladding ceiling, marble tiled elevations and marble tiled flooring.

First Floor

Landing

3.71m x 1.91m (12'2 x 6'3)

UPVC double glazed window, smoke alarm, loft access, spotlights, doors to three bedrooms and shower room.

Bedroom One

5.56m x 4.27m (18'3 x 14')

Two UPVC double glazed windows, central heating radiator, spotlights, two feature wall lights, TV point, over stairs storage and door to en suite.

En Suite

1.70m x 1.68m (5'7 x 5'6)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower with rinse head, extractor fan, marble tiled elevations and marble tiled flooring.

Bedroom Two

3.10m x 2.77m (10'2 x 9'1)

UPVC double glazed window, central heating radiator, spotlights and TV point.

Bedroom Three

3.10m x 3.00m (10'2 x 9'10)

UPVC double glazed window, central heating radiator, spotlights and TV point.

Shower Room

2.01m x 1.70m (6'7 x 5'7)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, marble tiled elevations and marble tiled flooring.

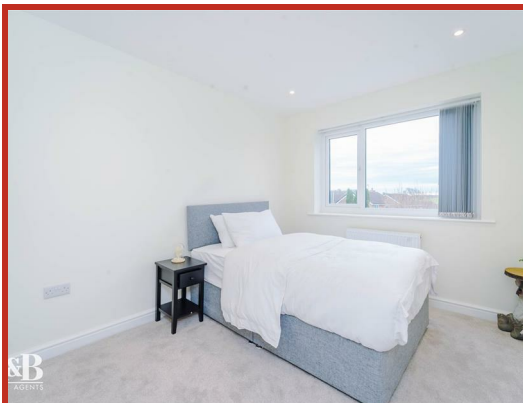
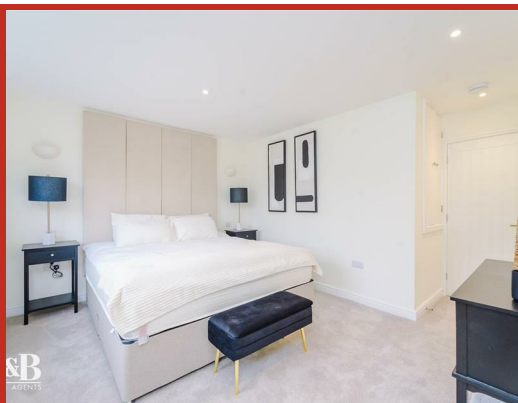
External

Rear

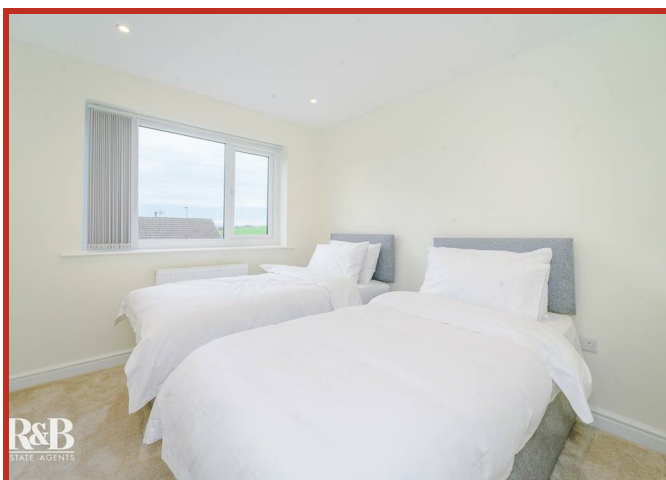
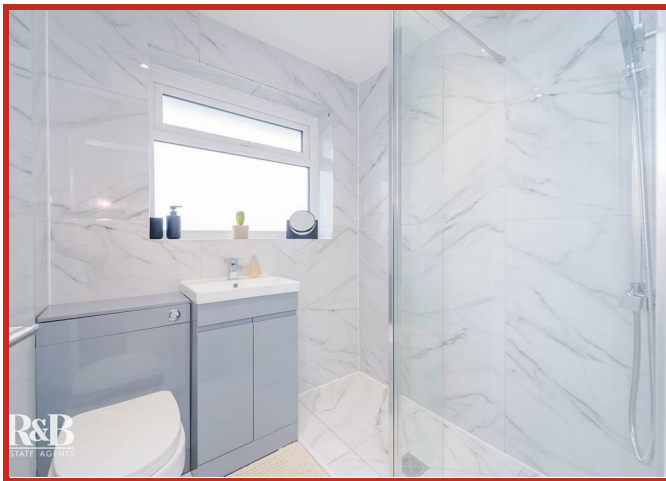
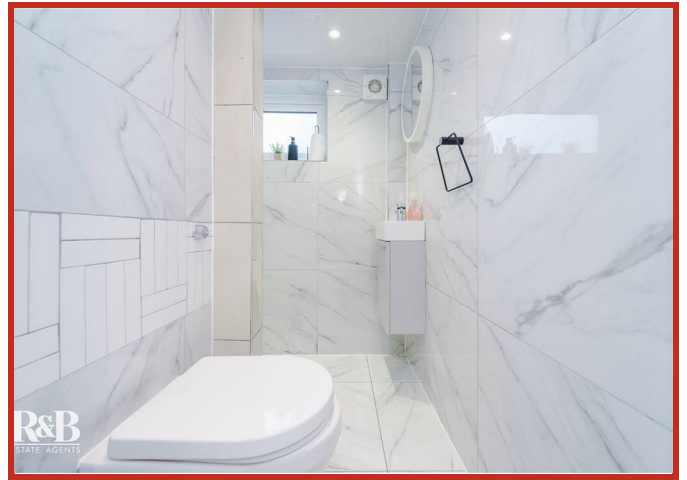
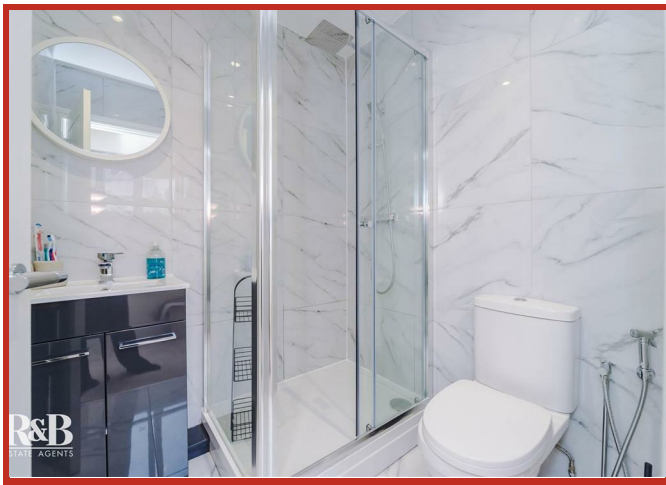
Tiered garden, laid to lawn and paving.

Front

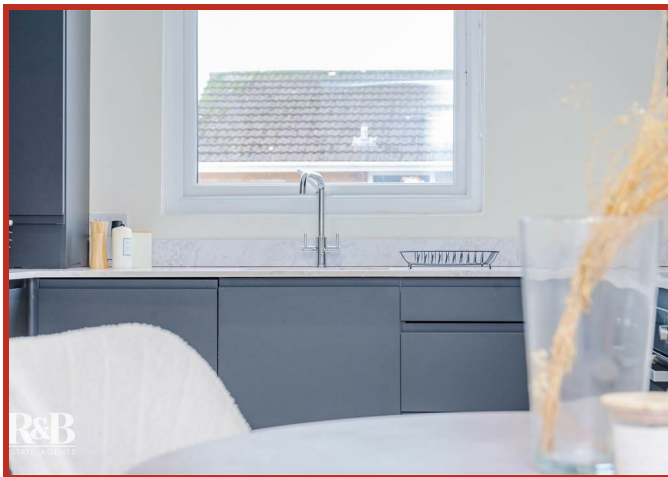
Laid to lawn garden with bedding areas, mature shrubs and block paved driveway.



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Take a nosey round



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		EU Directive 2002/91/EC	