



37 Lymm Avenue,
Lancaster, LA1 5HJ

37, Lymm Avenue, Lancaster

The property at a glance



- Three bedroom Semi Detached Property
- Large loft space ideal for future conversion
- One Reception Room
- Fitted Kitchen
- Four Piece Bathroom
- Enclosed Yard With Decking Area
- Off Road Parking
- Freehold
- Council Tax Band: B
- EPC Rating: D



Get in touch today

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£260,000

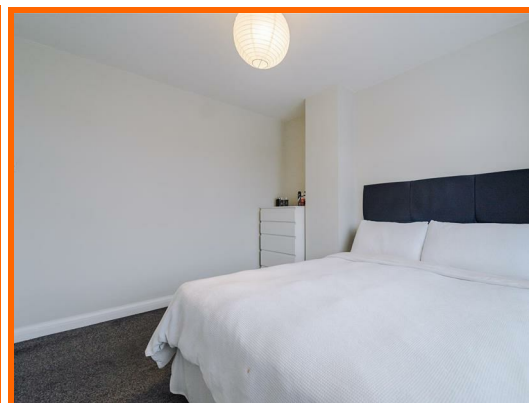
Get to know the property

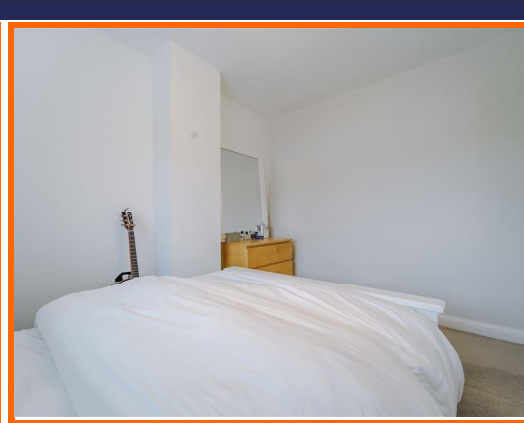


A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME IN A SOUGHT AFTER LOCATION

Welcome to Lymm Avenue, Lancaster - a charming location that sets the scene for this stunning three-bedroom semi-detached home. Situated on a corner plot, this property boasts not only a sought-after address but also ample space for comfortable living. Upon entering, you are greeted by a beautifully presented reception room, perfect for relaxing or entertaining guests. The modern kitchen diner offers a spacious area for culinary delights and family meals. Outside, the property features a garden to the rear and side, providing a lovely outdoor area to enjoy some fresh air. This home is ideal for those looking for a blend of modern living in a desirable location. Don't miss the opportunity to make this property your own and enjoy the best of what Lancaster has to offer!

The property comprises briefly; entrance into a welcoming hallway that has doors to the kitchen diner and reception room. The kitchen dinner has plenty of space and French doors to the garden. The first floor landing houses doors on to three generously sized bedrooms and a four piece bathroom suite. Externally to the rear of the property is an enclosed decking area. The front of the property has a laid to lawn area that wraps around the side and ample off road parking.





View early to avoid disappointment!

Ground Floor

Hall

3.76m x 1.78m (12'4 x 5'10)

UPVC entrance door, central heating radiator, spotlights, wood panelling, engineered oak flooring, stairs to first floor, under stairs storage and doors to reception room and kitchen.

Reception Room

4.17m x 3.33m (13'8 x 10'11)

UPVC double glazed bay window, central heating radiator, spotlights, TV point, cast iron log burner with tiled hearth and wooden mantle.

Kitchen

5.05m x 4.65m (16'7 x 15'3)

UPVC double glazed window, central heating radiator, gloss wall and base units with laminate worktops, single oven, five ring gas hob, tiled splash back, extractor fan, one and half bowl stainless sink with draining board and mixer tap, integrated fridge freezer, dishwasher, plumbed for washing machine, spotlights, part tiled elevation, engineered oak flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, wood panelling and doors to three bedrooms, bathroom and storage cupboard.

Bedroom One

3.23m x 3.05m (10'7 x 10')

UPVC double glazed bay window and central heating radiator.

Bedroom Two

3.56m x 3.15m (11'8 x 10'4)

UPVC double glazed window and central heating radiator.

Bedroom Three

2.16m x 2.13m (7'1 x 7')

UPVC double glazed window and central heating radiator.

Bathroom

2.54m x 1.85m (8'4 x 6'1)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal sink, corner direct feed shower, double panelled bath, spotlights, fully tiled elevation and tiled flooring.

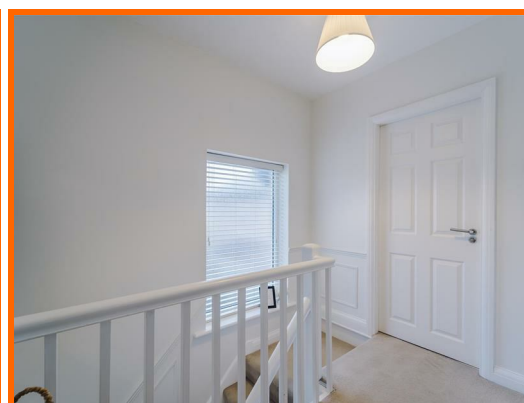
External

Rear

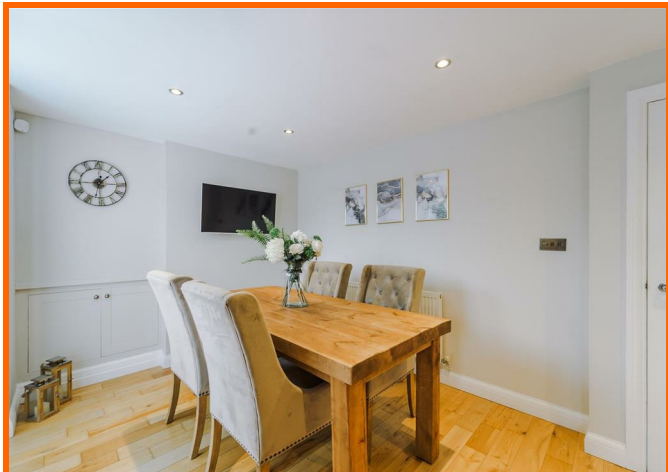
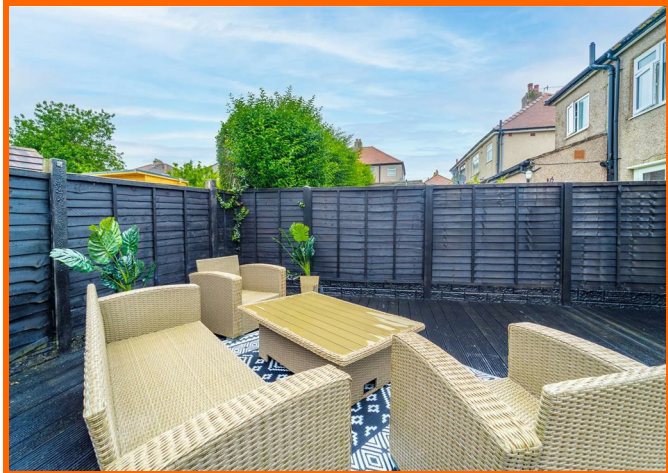
South facing enclosed yard with decking area.

Front

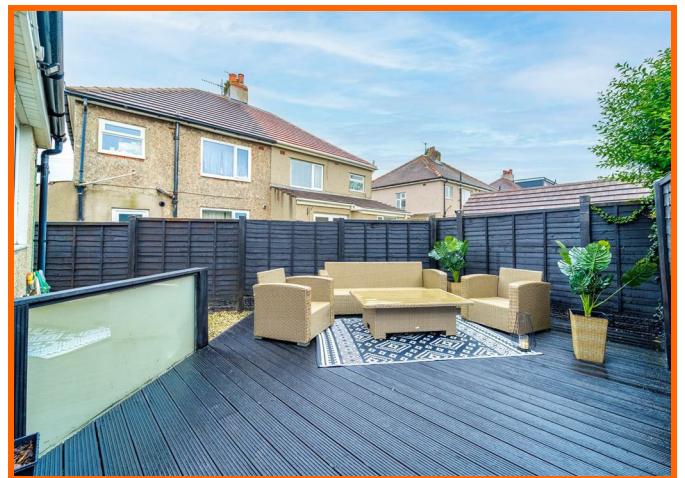
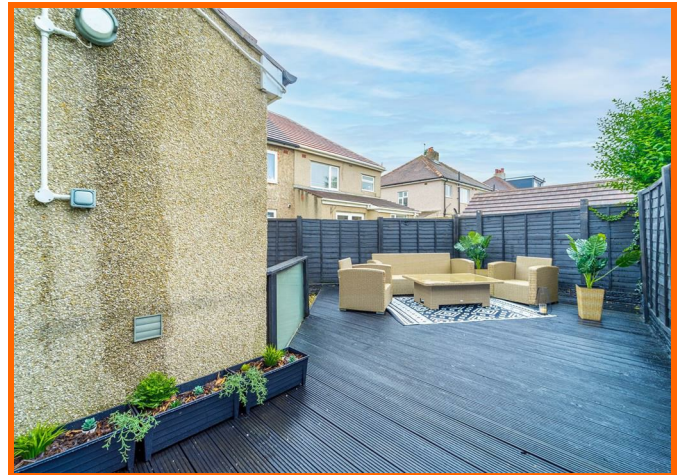
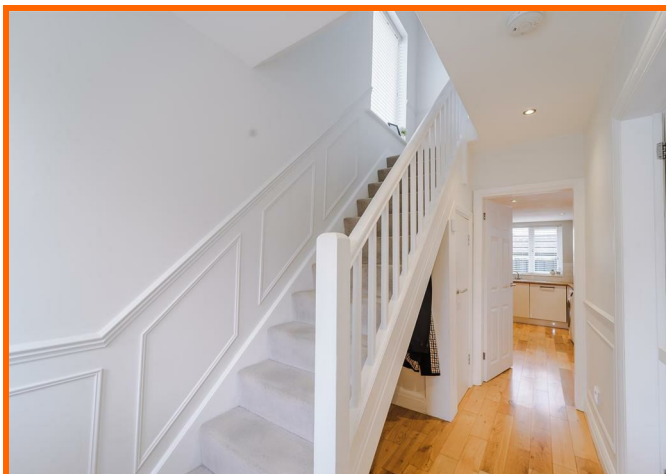
Laid to lawn garden, bedding areas and drive.



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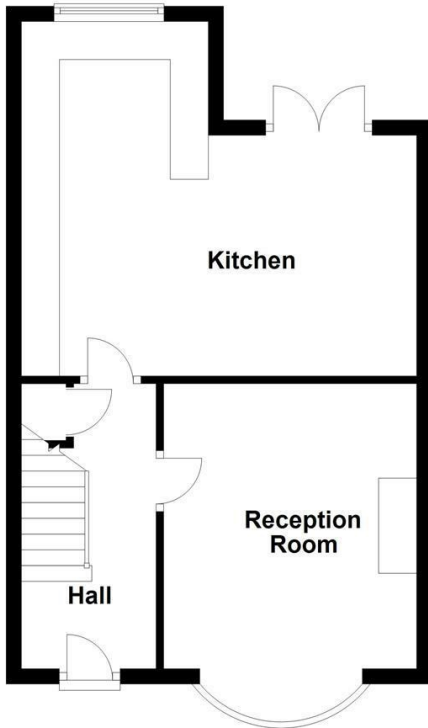
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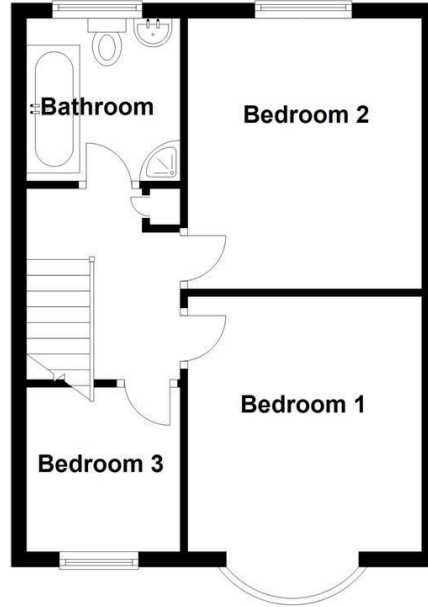
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Take a nosey round

Ground Floor



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