



34 Oxford Street,,  
Lancaster, LA1 2NF

34, Oxford Street,, Lancaster

## *The property at a glance*

3  1  1 

- Beautiful three bedroom family home
- Boasting a modern four piece bathroom
- Gorgeous rear garden with decking and private bar
- Loft room for addition storage space
- Large kitchen with separate dining room
- Freehold
- Council Tax Band C
- EPC Band C



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £259,000

# Get to know the property

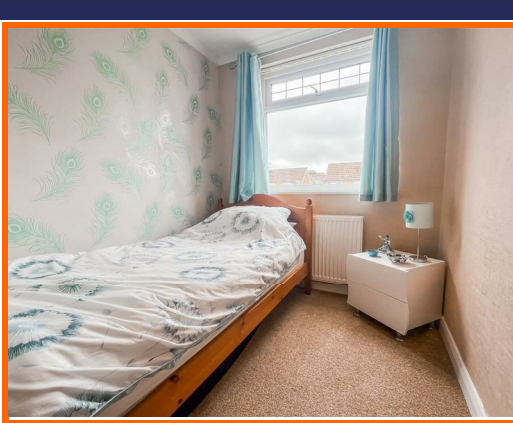
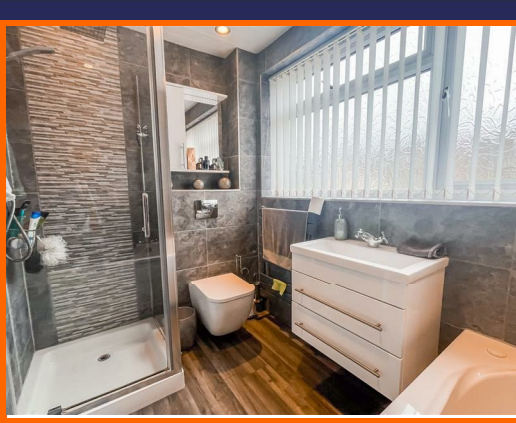


We are delighted to welcome this beautiful family home to the market with ourselves. With three bedrooms and generous loft room, there is plenty of space to settle in and make this house a home. Located near to local primary schools and amenities, Oxford Street boasts a favourable location - not to mention it's proximity to local transport links.

To the left of the spacious hallway is the modern lounge. This provides access to a generous kitchen with impressive worktop and cupboard space, ideal for hosting family and friends. If this wasn't attractive enough, the separate modern dining room will seal the deal! Moreover, the addition of a downstairs WC is ideal for any family. The first floor comprises of three welcoming bedrooms, with the primary bedroom boasting plenty of built-in wardrobe space to quell any storage concerns. The modern four piece bathroom, with spa bath and walk in shower is certainly a highlight with additional vanity storage to keep the surfaces pristine. Externally, this home offers a garage providing access to the immaculate rear garden including lawn space and modern decking. However, the cherry on top is of course the private bar, so family and friends are always entertained.

We are confident that this home needs to be viewed to be fully appreciated, so don't hesitate! Call us today to arrange your visit - we look forward to hearing from you soon.





## Ground Floor

### Hall

3.14 x 1.86 (10'3" x 6'1")

Spacious hallway with laminate flooring, providing access to the downstairs WC and lounge.

### Lounge

4.43 x 3.08 (14'6" x 10'1")

Modern lounge with feature wood burner.

### Kitchen

2.51 x 5.32m (8'2" x 17'5")

A generous kitchen, with beautiful gloss cabinets and ample worktop space. The kitchen can be used to it's full potential with the separate dining room providing plenty of space for family dining.

### Dining Room

3.20 x 2.89m (10'5" x 9'5")

This perfect family dining room provides ample room for eating and entertaining. Letting in plenty of natural light, the dining room also provides access through French doors to the rear garden.

### WC

A modern downstairs WC, perfect to guests and a busy family life.

## First Floor

### Bedroom One

3.53 x 2.94 (11'6" x 9'7")

A neutral primary bedroom, boasting ample built in wardrobe space, cove and feature lighting.

### Bedroom Two

2.77 x 2.57 (9'1" x 8'5")

A modern room ready to move into and make your own!

### Bedroom Three

2.65 x 1.86 (8'8" x 6'1")

This bedroom is the perfect space for a growing family, or a home office for those looking to work from home.

### Bathroom

This gorgeous four piece bathroom is the jewel in the crown a beautiful family home. With spa bath and walk in shower, all bases are covered!

## Second Floor

### Loft Room

2.62 x 4.90 (8'7" x 16'0")

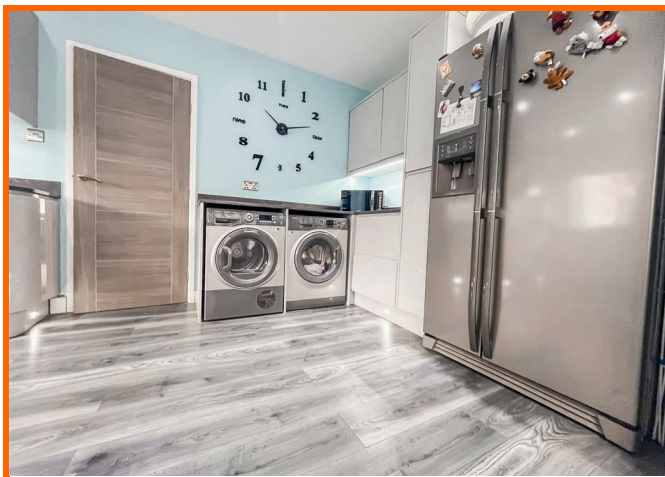
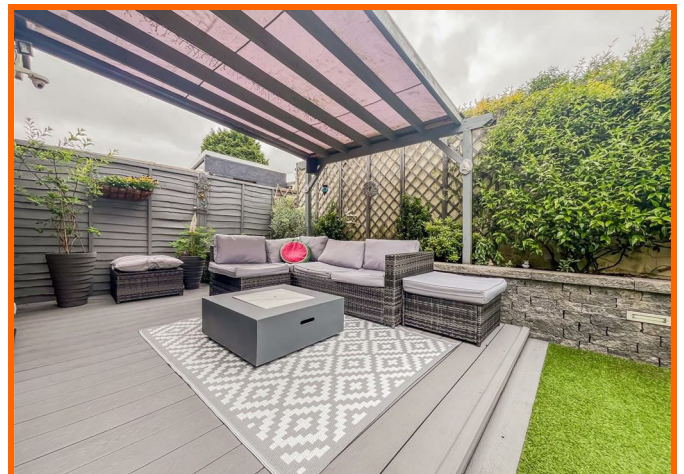
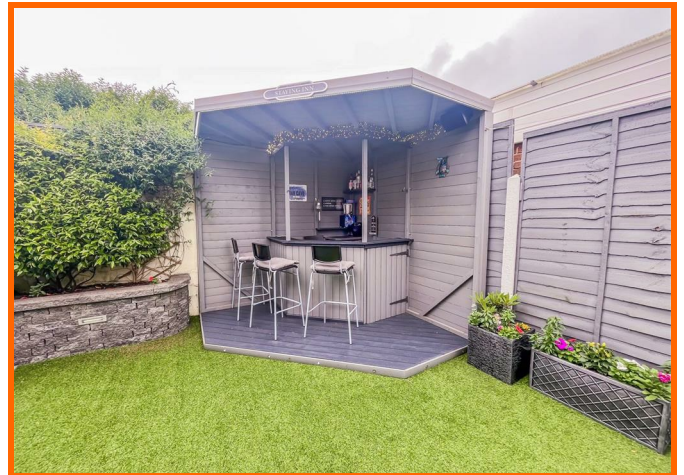
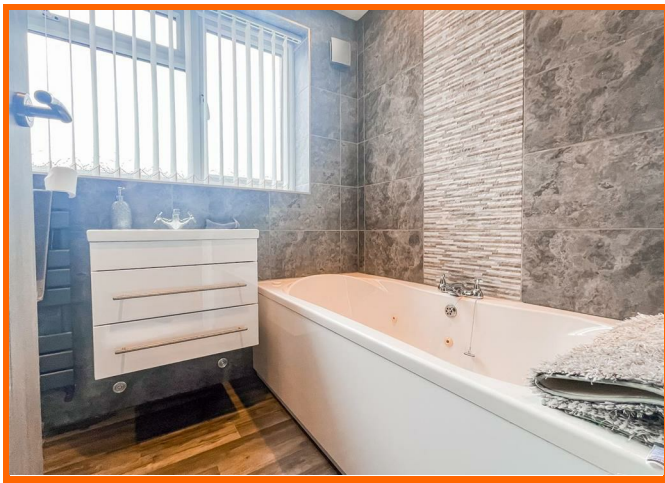
A brilliant space for additional storage, with eaves storage included.

## External

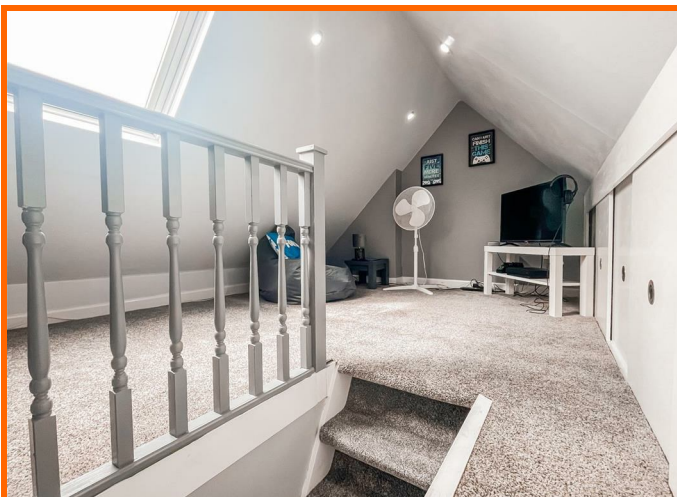
### Garage

4.04 x 2.16 (13'3" x 7'1")

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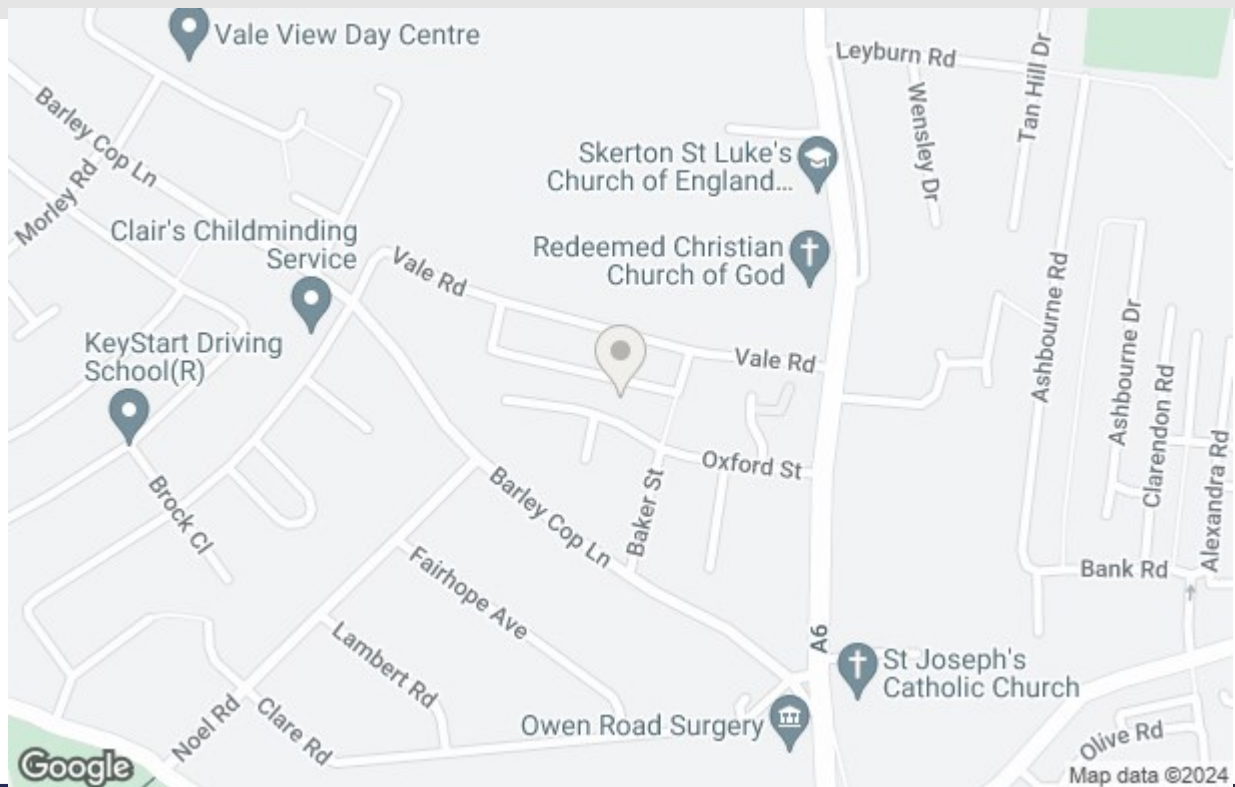
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# Take a nosey round



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[gfproperty.co.uk](http://gfproperty.co.uk)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B			86	(81-91) B			
(69-80) C		69		(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	