



6 Wilton Close, Lancaster,  
LA1 2TL

6, Wilton Close, Lancaster

## *The property at a glance*

4  2  2 

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Main Bedroom With En Suite
- Fitted Kitchen And Separate Utility Room
- Enclosed Rear Garden
- Off Road Parking And Double Garage
- Freehold
- Council Tax Band: D
- EPC Rating: TBC



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# £275,000

# Get to know the property



## A FOUR-BEDROOM DETACHED FAMILY HOME IN A POPULAR RIVERSIDE LOCATION

Nestled in the picturesque Wilton Close, Lancaster, this detached house offers a perfect blend of charm and desirability. Situated near the tranquil River Lune, this property boasts a deceptively spacious interior with two reception rooms and four bedrooms, providing ample space for a growing family.

One of the standout features of this property is its generous rear garden, offering a perfect outdoor retreat for relaxation or entertaining guests. The potential of this property is truly exciting, as it presents an ideal opportunity for a family to infuse their personal touch and transform it into their dream home.

Conveniently located in a popular area, residents will enjoy easy access to the Bay Gateway for seamless commuter access along the M6, making it a practical choice for those who require convenient transportation links.

Don't miss out on the chance to own a home in this sought-after location that combines space, potential, and convenience. This property is a rare find that promises a comfortable and fulfilling lifestyle for its future owners.





## Ground Floor

### Hall

1.37m x 1.27m (4'6" x 4'2")

Hardwood entrance door, central heating radiator, coving, smoke alarm, stairs to first floor and door to reception room one.

### Reception Room One

4.11m x 4.01m (13'6" x 13'2")

UPVC double glazed box bow window, central heating radiator, coving, living flame gas fire in marble hearth and surround, wood mantle, fitted bookshelves and door to reception room two.

### Reception Room Two

3.15m x 2.77m (10'4" x 9'1")

Central heating radiator, coving, door to kitchen and sliding doors to rear.

### Kitchen

3.15m x 2.97m (10'4" x 9'9")

UPVC double glazed window, central heating radiator, spotlights, mix of panelled wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor hood, tiled splash back, composite sink with draining board and mixer tap, space for fridge, under stairs storage, tile effect flooring and door to utility room

### Utility Room

3.15m x 1.75m (10'4" x 5'9")

Hardwood double glazed window, central heating radiator, stainless steel sink with draining board and traditional taps, plumbing for washing machine, tile effect flooring and doors to WC, garage and rear.

### WC

1.22m x 0.89m (4' x 2'11")

Hardwood single glazed frosted window, central heating radiator, low level WC, wall mounted wash basin with traditional taps and tile effect flooring.

### Garage

4.88m x 2.46m (16' x 8'1")

Up and over door and Worcester boiler.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, loft access and doors to four bedrooms, shower room and linen cupboard.

### Bedroom One

3.91m x 3.45m (12'10" x 11'4")

UPVC double glazed window, central heating radiator, fitted wardrobes, TV point and door to en suite

### En Suite

1.98m x 1.40m (6'6" x 4'7")

Hardwood single glazed frosted glass window, central heating radiator, low level WC, pedestal wash basin with traditional taps, electric feed shower, extractor fan and part tiled elevation.

### Bedroom Two

3.25m x 2.49m (10'8" x 8'2")

UPVC double glazed window and central heating radiator.

### Bedroom Three

2.92m x 2.51m (9'7" x 8'3")

Hardwood double glazed window and central heating radiator.

### Bedroom Four

2.51m x 2.49m (8'3" x 8'2")

UPVC double glazed window and central heating radiator.

### Shower Room

2.06m x 1.85m (6'9" x 6'1")

Hardwood double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with mixer tap, walk in direct feed shower, extractor fan, part PVC panel elevation and part tiled elevation.

## External

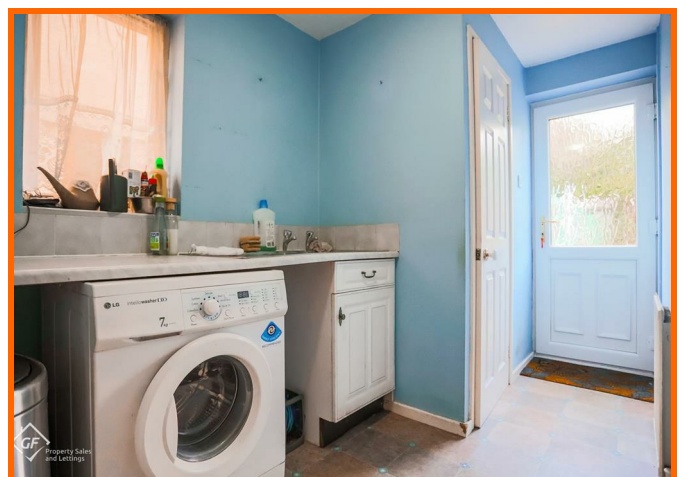
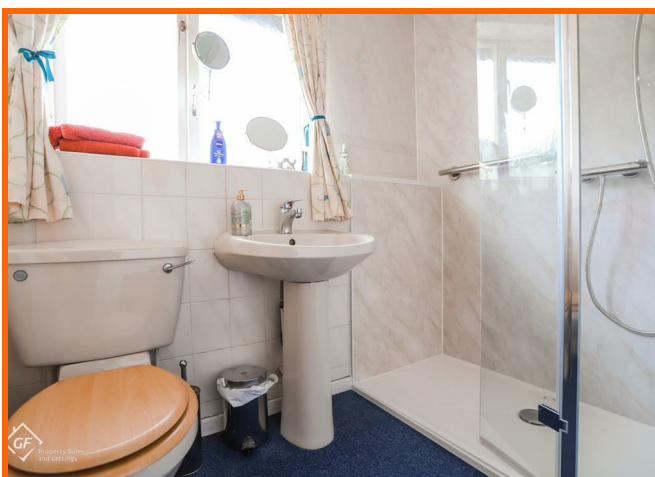
### Front

Laid to lawn and drive leading to garage.

### Rear

Paving, gravel chips, bedding areas, greenhouse and timber shed.

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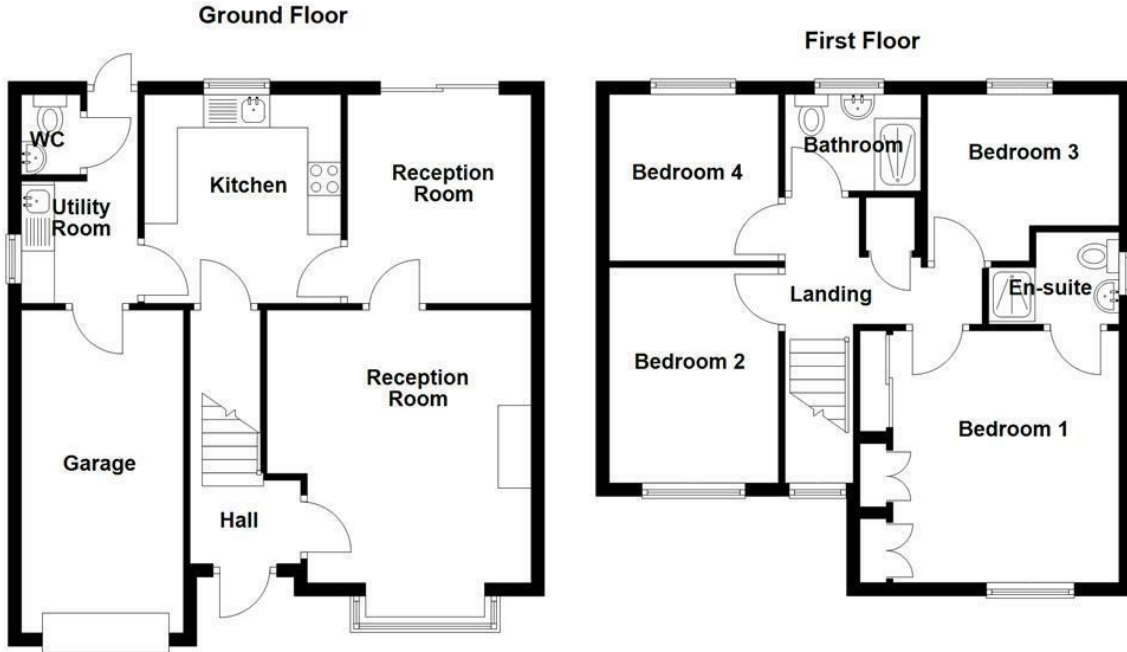
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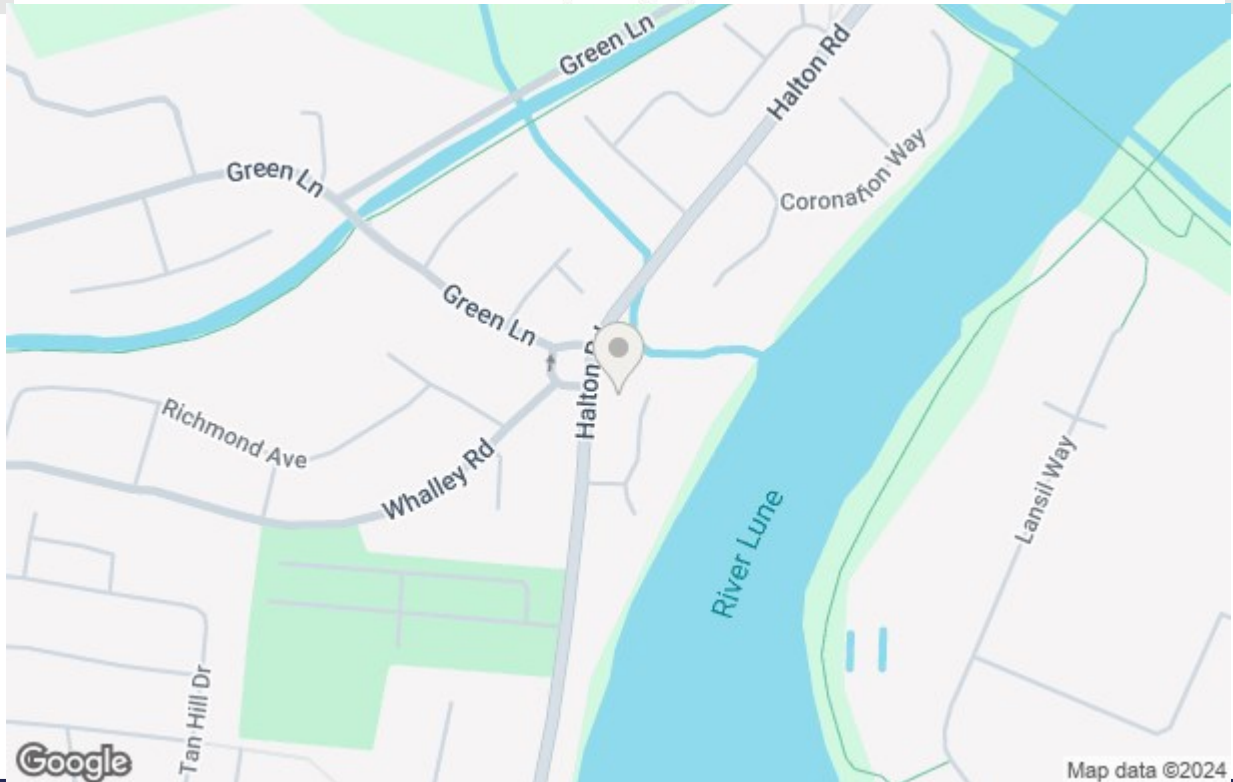
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# Take a nosey round



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.



Google

Map data ©2024



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>67</b>	<b>82</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC