



4 Kershaw Drive,  
Lancaster, LA1 3FY

4, Kershaw Drive, Lancaster

## *The property at a glance*

3  2  1 

- Superb Semi Detached Family Home
- Three Double Bedrooms; En Suite to Master
- Generous Lounge Diner with Bifolding Doors to the Garden
- Stylish, Modern Fitted Kitchen
- Ground Floor WC/Cloak Room
- Contemporary Family Bathroom
- Good Size, Enclosed Rear Garden
- Two Allocated Parking Spaces
- Highly Desirable Location in South Lancaster
- Within Easy Reach of City Centre Amenities



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info@gfproperty.co.uk  
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# £315,000

# Get to know the property



Superb three bedroom semi detached family home situated in a quiet position on the modern development on Kershaw Drive. Boasting a good size rear garden and two allocated parking spaces.

Built in 2016 by P J Livesey, this property offers modern and spacious living accommodation that is neutrally presented throughout. An ideal family home, ready for a purchaser to move straight into and make it their own.

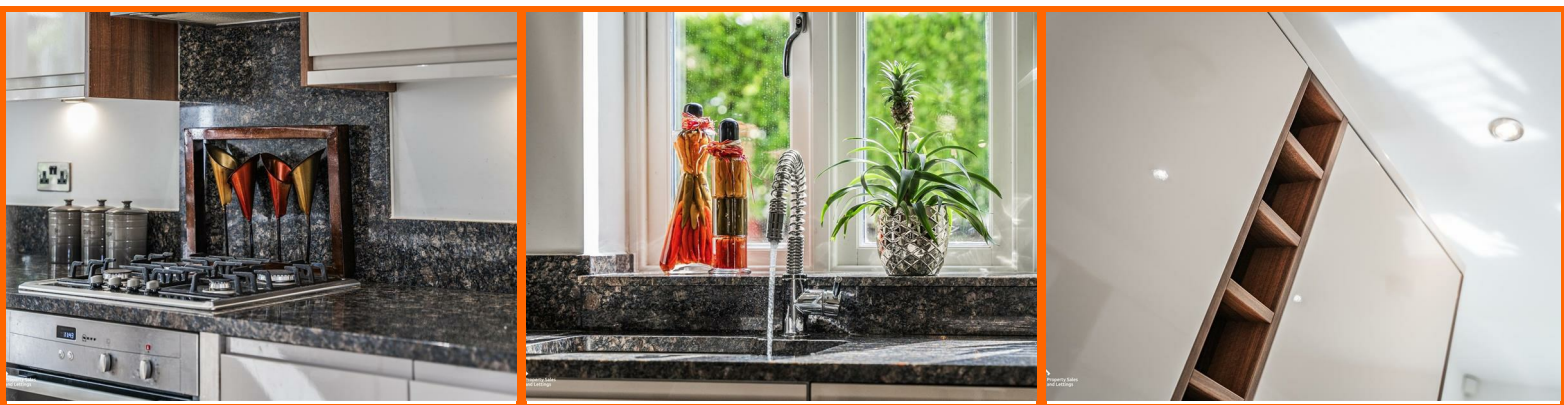
Entrance to the property is from the front elevation with a warm welcome awaiting as you step in through the entrance hall, which benefits from an alarm system and ground floor WC/cloak room, and leads through to the lounge diner. The generously proportioned lounge is a light and airy reception room with an understairs storage cupboard and bifolding doors opening to the rear garden. The dining area boasts full length windows with views out to the garden.

The lounge diner is open plan to the stylish kitchen which offers a range of wall and base units in white gloss with wood trim and granite worktops, wine rack and fully integrated appliances including fridge freezer, gas hob, extractor hood, electric oven, dishwasher and space for microwave.

Rooms to the first floor include three double bedrooms - with an en suite shower room to the master - and a sleek three piece family bathroom comprising bath with wall mounted shower, low flush WC and wash hand basin.

Externally, there is a great garden with lawned area and a patio area - perfect for outdoor seating and dining. Beyond the rear garden there are open aspect views over the field behind. There are two allocated parking spaces opposite the property.

Situated in an ideal location, close to Lancaster City Centre and local amenities including convenience store, schools - including Lancaster Royal Grammar School, bus routes, M6 motorway junction 33, Lancaster Royal Infirmary and the locally renowned Williamson Park.

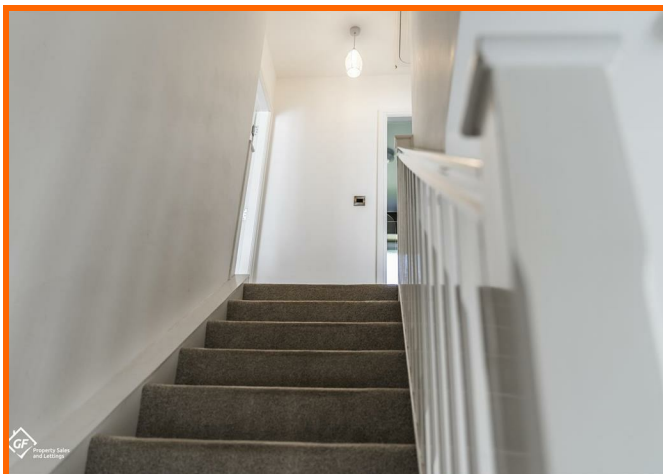


## Disclaimer

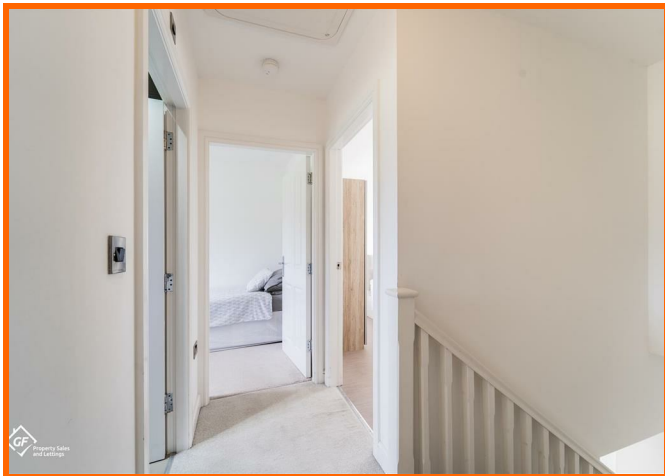
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# Take a nosey round



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.



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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) <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>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	