



1 Warren Drive, Slyne,  
Lancaster, LA2 6JT

1, Warren Drive, Slyne, Lancaster

## ***The property at a glance***

3  2  2 

- Semi Detached Dormer Bungalow
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: C
- EPC Rating: D



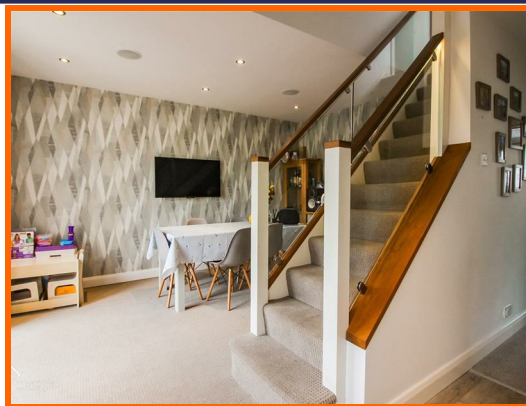
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# **£285,000**



# Get to know the property

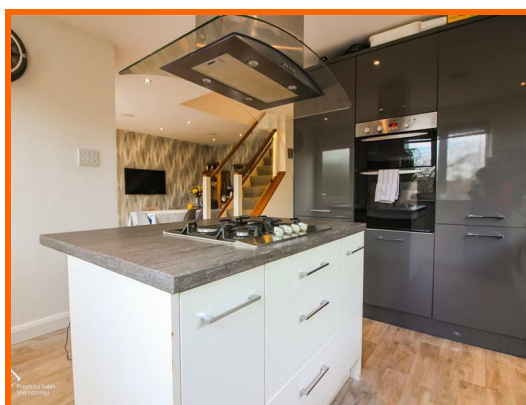
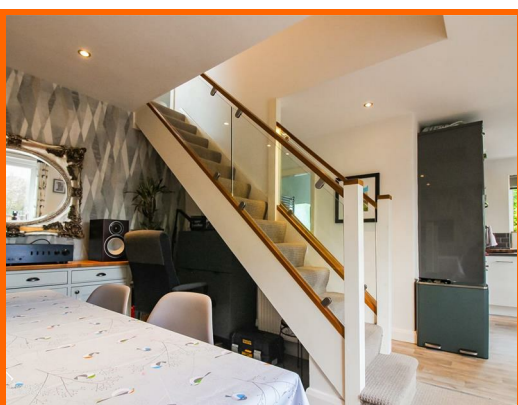


Nestled in the desirable area of Slyne, Lancaster, this charming semi-detached dormer bungalow on Warren Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two spacious reception rooms provide ample space for relaxation and entertaining, allowing for a warm and inviting atmosphere.

The open-plan kitchen is a delightful feature, designed to cater to modern living while maintaining a homely feel. With two bathrooms, including one en-suite, the layout ensures that morning routines are effortless and convenient for all residents.

Outside, the property boasts a driveway, providing off-road parking, and a lovely rear garden, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, the garage offers extra storage or potential for a workshop, enhancing the practicality of this lovely home.

Situated in a sought-after residential location, this bungalow is close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a tranquil setting. Don't miss the chance to make this delightful bungalow your new home.





## Ground Floor

### Vestibule

UPVC double glazed entrance door, spotlights and UPVC frosted double glazed door to hall.

### Hall

2.77m x 1.17m (9'1 x 3'10)

Central heating radiator, spotlights, smoke alarm, doors to reception room one, bedroom one and bathroom and open access to kitchen/dining room.

### Reception Room One

4.01m x 3.61m (13'2 x 11'10)

UPVC double glazed window, central heating radiator and coving.

### Bedroom One

4.04m x 3.15m (13'3 x 10'4)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

2.54m x 1.96m (8'4 x 6'5)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P-shaped bath with traditional taps and direct feed shower over, storage cupboard and wood effect vinyl flooring.

### Kitchen

3.61m x 3.45m (11'10 x 11'4)

Two UPVC double glazed windows, upright central heating radiator, spotlights, gloss wall and base units, laminate worktops, island, four burner gas hob, extractor, one and half bowl stainless steel sink with draining board and mixer tap, wood effect vinyl flooring, open access to reception room two and UPVC double glazed frosted door to rear.

### Reception Room Two

4.19m x 3.15m (13'9 x 10'4)

Spotlights, stairs to first floor and UPVC double glazed French doors to rear.

## First Floor

### Landing

Doors to two bedrooms.

### Bedroom Two

3.63m x 2.79m (11'11 x 9'2)

UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

2.31m x 1.02m (7'7 x 3'4)

UPVC double glazed Velux window, central heated towel rail, dual flush WC, vanity wash basin with mixer tap, direct feed rainfall shower with rinse head and vinyl flooring.

### Bedroom Three

4.04m x 2.18m (13'3 x 7'2)

Two UPVC double glazed Velux windows, central heating radiator, exposed wooden beams and eaves storage.

## Extenal

### Front

Gravel areas and paved drive leading to garage.

### Rear

Decking, laid to lawn garden and garage.

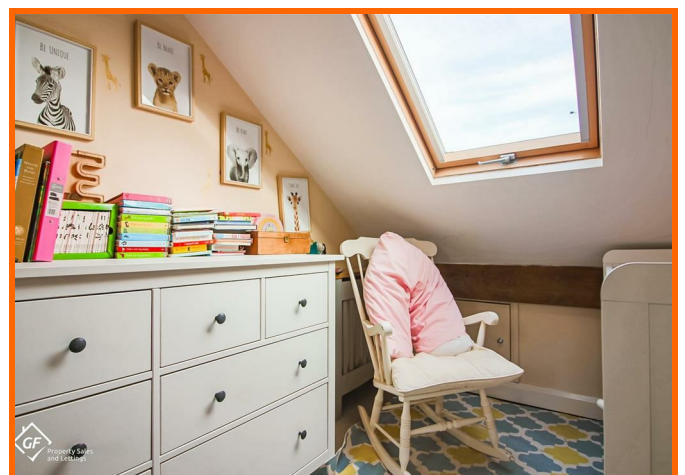
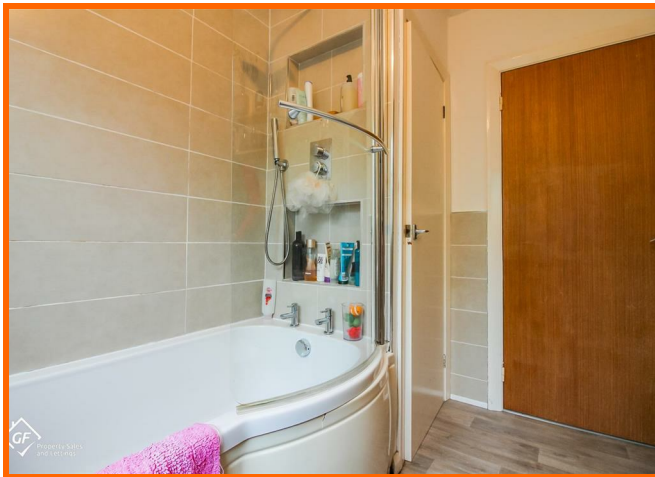
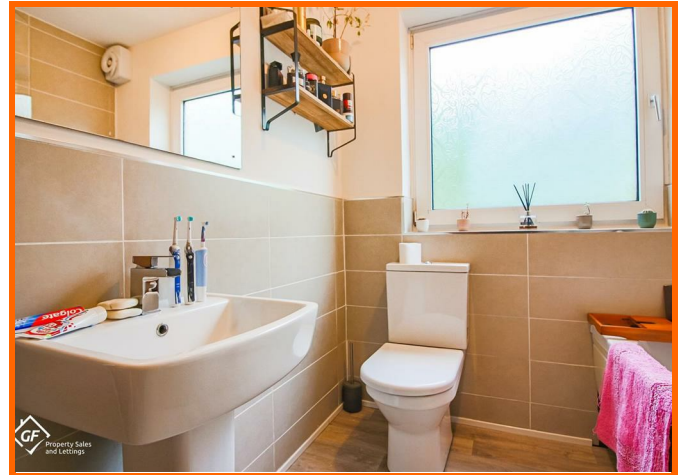
### Garage

5.36m x 2.41m (17'7 x 7'11)

Electric up and over door, power, space for freezer and space for tumble dryer.

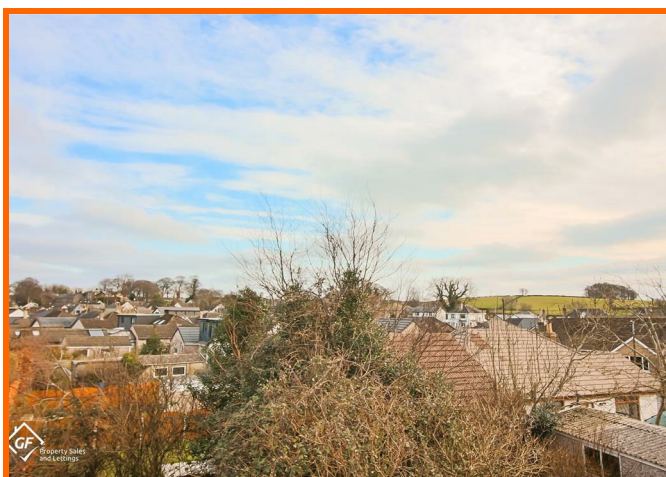


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# Take a nosey round



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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)	A			(82 plus)	A		
(81-91)	B			(68-80)	B		
(65-80)	C			(55-68)	C		
(55-68)	D			(39-54)	D		
(39-54)	E			(21-38)	E		
(21-38)	F			(1-20)	F		
(1-20)	G				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	