



34 Esthwaite Gardens,
Lancaster, LA1 3RG

34, Esthwaite Gardens, Lancaster

The property at a glance

3  2  1 

- Town House Across Three Floors
- Three Bedrooms
- Kitchen Diner
- Utility & Ground Floor WC
- Spacious Reception Room
- Lovely Rear Garden
- Views
- Tenure: Freehold
- Band: C
- EPC:

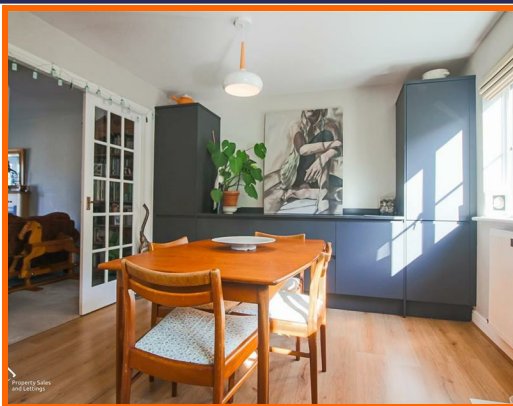
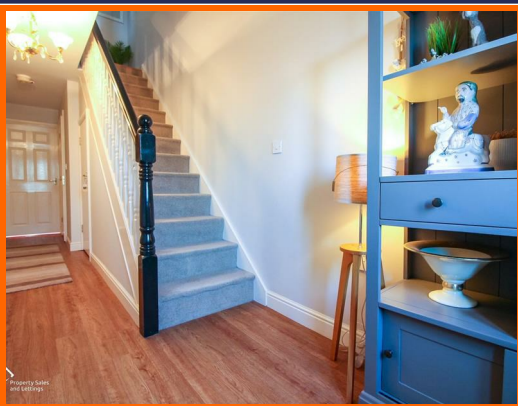


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£300,000

Get to know the property



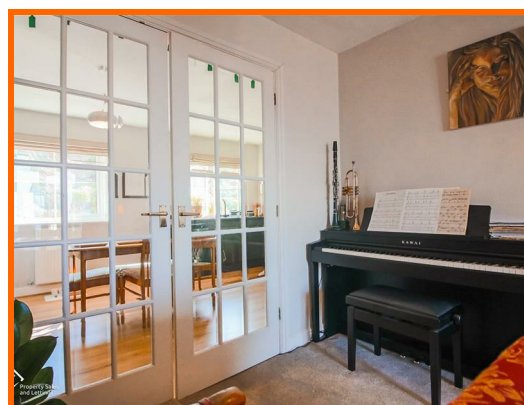
Nestled in the desirable Esthwaite Gardens of Lancaster, this charming townhouse offers a perfect blend of modern living and picturesque views. Spanning three floors, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an en-suite bathroom, while an additional bathroom serves the other bedrooms, ensuring convenience for all.

The first floor modern open-plan kitchen that seamlessly connects to the reception room, creating a warm and inviting atmosphere for both relaxation and entertaining. A handy ground floor WC and utility room add to the practicality of this delightful home.

Step outside to discover a fantastic rear garden, perfect for enjoying the outdoors or hosting gatherings. The property also offers stunning views over Lancaster Castle and the breathtaking Lakeland Hills, providing a serene backdrop to your daily life.

For those with a vehicle, parking for two cars is available, adding to the convenience of this sought-after location. Additionally, the boarded loft space presents an opportunity for extra storage or potential conversion, should you wish to expand your living area.

This townhouse is not just a home; it is a lifestyle choice in a vibrant community, close to local amenities and transport links. Do not miss the chance to make this wonderful property your own.





Hallway

UPVC door into hall, radiator, understairs storage, laminate floor, doors to utility WC, integral garage.

Bedroom 2

UPVC window, radiator.

Utility

Radiator, wall and base units, sink and board with traditional taps, extractor, Vaillant boiler, tile splash back, space for washer and dryer, laminate flooring, UPVC door to rear.

WC

Radiator, low flush WC, pedestal wash basin with traditional taps and tiled splash bac, extractor, laminate flooring.

Integral Garage

Power and integrated shelving.

First Floor Landing

UPVC window, radiator, smoke alarm, laminate flooring, doors to reception and kitchen, stairs to second floor.

Reception 1

UPVC window, radiator, living flame gas fire, wooden mantle and marble cheeks/ hearth, double doors to kitchen, UPVC French doors to Balcony.

Kitchen

Radiator, 2 x UPVC windows, mixture of wall and base units, laminate worktops, 4 ring gas hob with extractor and glass splash back, integrated oven, dishwasher, composite sink with mixer tap, space for fridge/ freezer, laminate floor, door to lounge and hallway.

Second Floor

Radiator, smoke alarm, loft access to boarded loft via ladder, storage cupboard, door to bedroom 1 , bedroom 3 and bathroom.

Bedroom 1

UPVC windows, 2 x radiators, integrated storage, door to en-suite.

En-Suite

Radiator, low flush WC, corner shower direct feed, pedestal wash basin with traditional taps, extractor, partially tiled, laminate floor.

Bedroom 3

UPVC window, radiator.

Bathroom

Radiator, UPVC window, low flush WC, panel bath with traditional taps and direct feed shower over, pedestal wash basin with traditional taps, extractor, partially tiled, laminate floor.

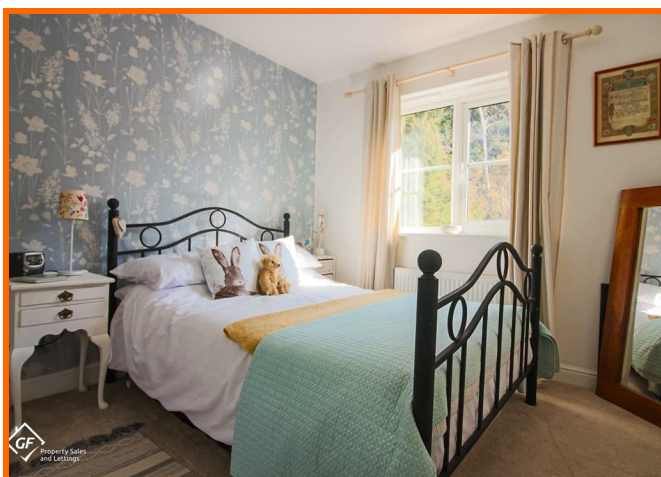
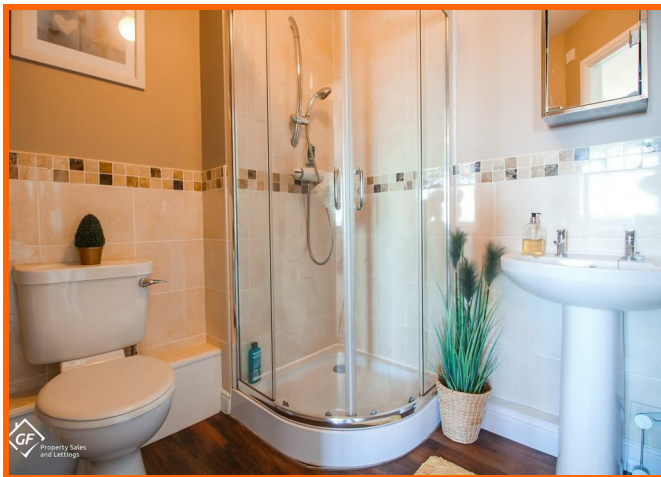
External Front

Parking, bedded Area, mature shrubs

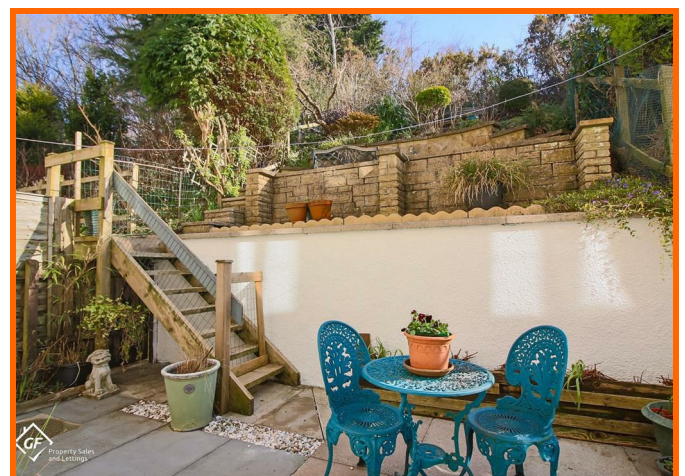
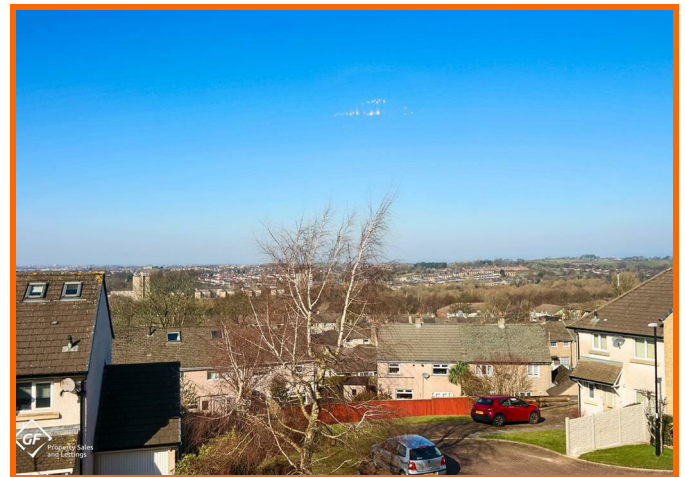
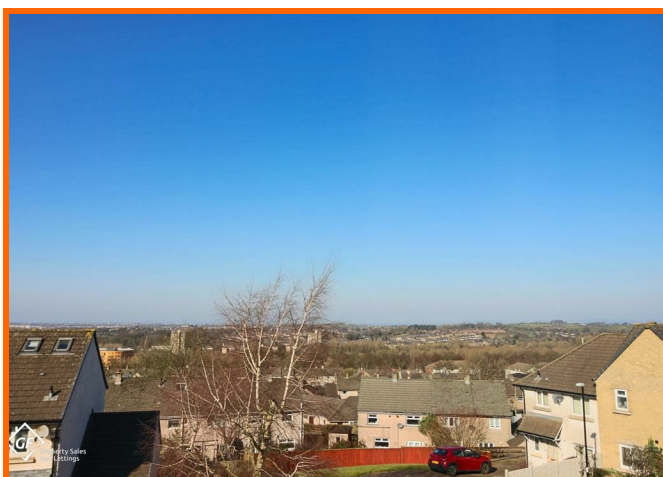
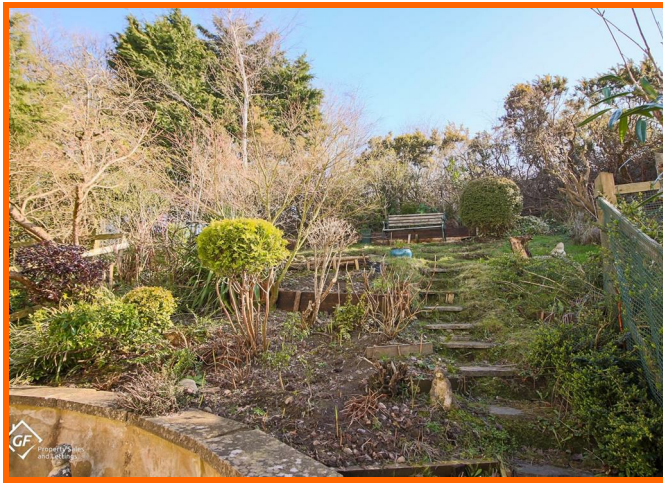
External Rear

Seating area with stairs leading up to plant beds, pebbled area and laid lawn.

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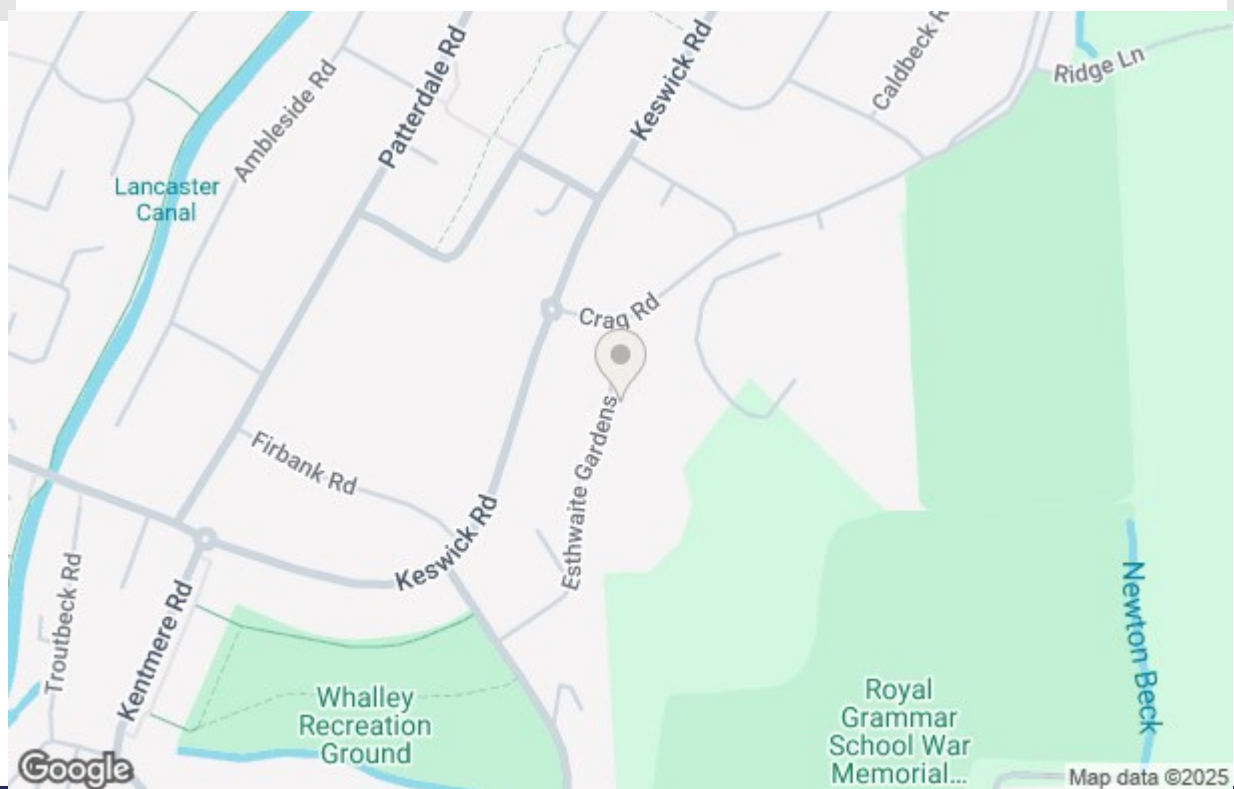
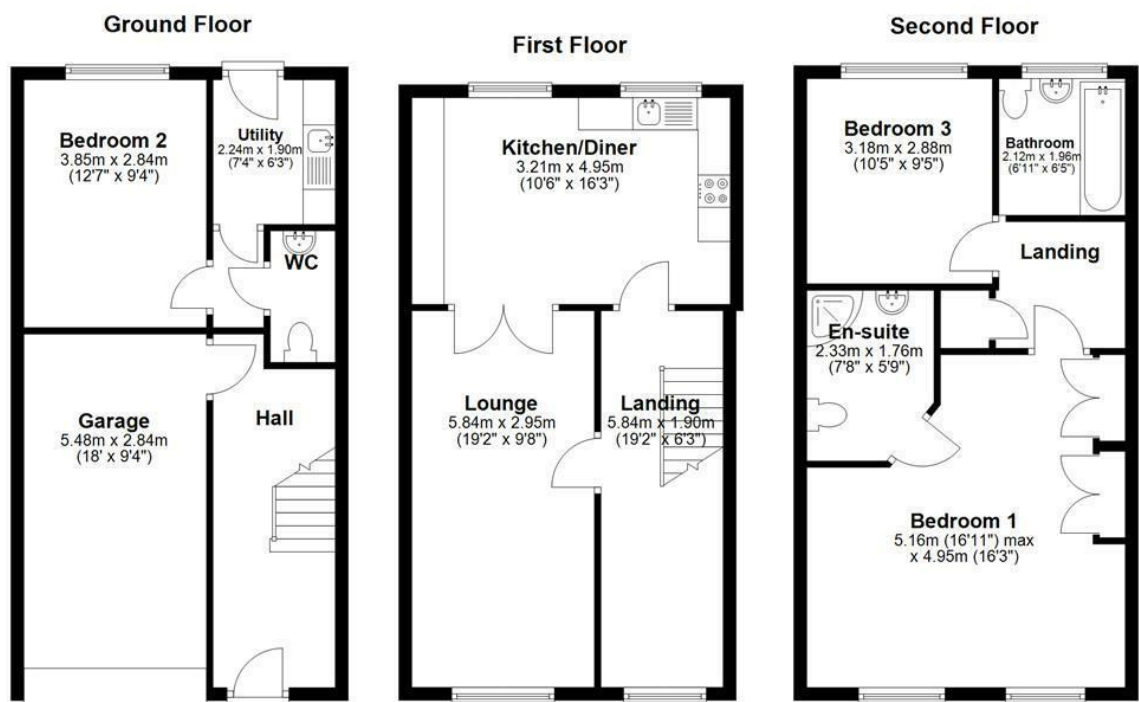
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	