



8 Ashton Drive, Lancaster,  
LA1 2LH

8 Ashton Drive, Lancaster

## *The property at a glance*

3  1  1 

- Three Bedroom Semi Detached Family Home
- Generous Lounge Diner & Fitted Kitchen
- Wet Room Style Shower Room
- Double Glazing & Gas Central Heating
- Tiered Front & Rear Gardens
- Popular Residential Location in North Lancaster
- OFFERED WITH NO CHAIN DELAY
- EPC: D
- Band: B
- Freehold

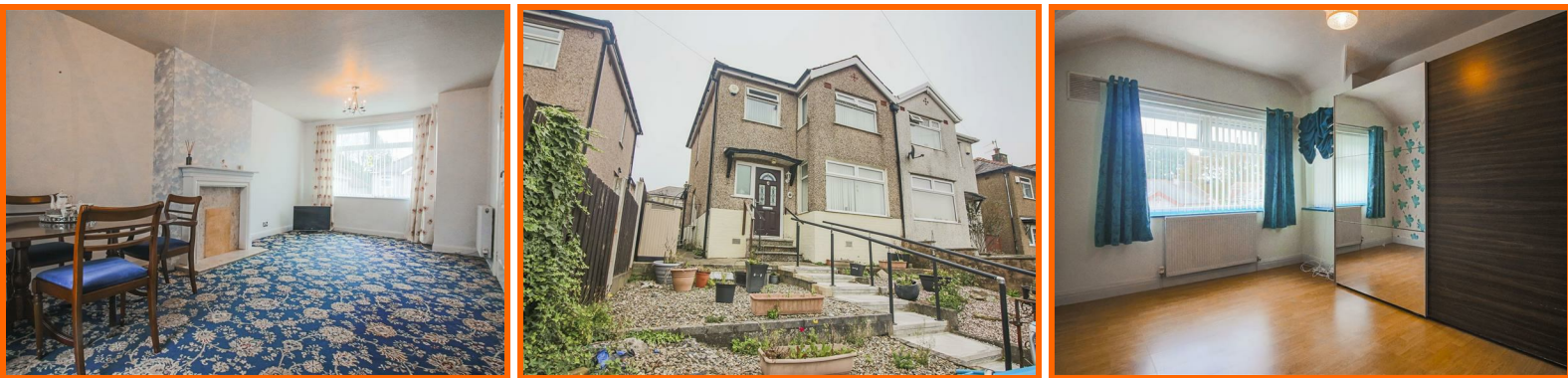


Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £160,000

# Get to know the property



Offered with no chain delay, this three bedroom semi detached property offering a fantastic a blank canvas for prospective purchasers to put their own stamp on the décor.

To the ground floor, the property offers a generous lounge diner, with the lounge featuring a granite fire surround with wooden mantelpiece. From the dining area there is access into the kitchen and double doors opening out to the patio in the rear garden. The good size kitchen offers a range of modern wall and base units in white with granite effect work tops, integrated oven, gas hob and extractor hood, plumbing for washing machine and space for fridge freezer.

The first floor offers three bedrooms and a wet room style shower room. Additional benefits to the property including gas central heating and double glazing.

Set in an elevated position, with steps and pathway leading up to the front entrance and down the side of the property to the rear garden. The front garden offers a tiered gravelled beds and the good size rear garden is also tiered and offers patio areas perfect for outdoor seating, gravelled beds, shrub borders and brick built raised beds.

Situated in a popular residential area of North Lancaster, the property is close to local amenities including shops, pharmacy and schools with Lancaster City Centre within walking distance. There are regular bus services through the area, with access to the M6 motorway also nearby.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



# 8 Ashton Drive, Lancaster, LA1 2LH



Get in touch today

01524 401402

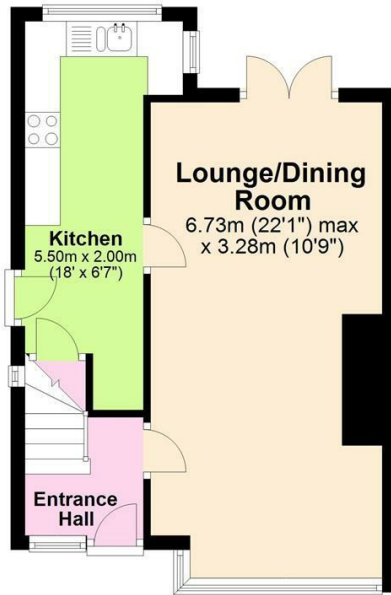
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

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

# Take a nosey round

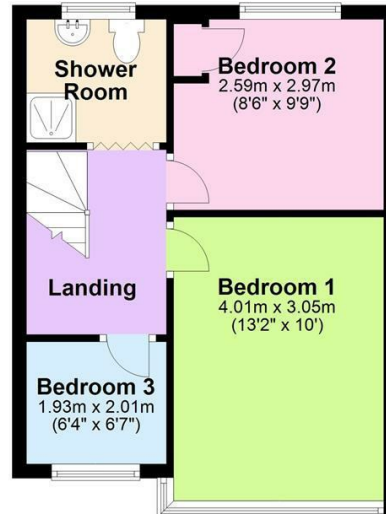
## Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



Working in association with

**JANE PARTON**  
MORTGAGE STUDIO

**01524 967000**

**www.janepartonmortgagestudio.co.uk**

Offices in Morecambe & Lancaster:

2a China Street, Lancaster, LA1 1EX

37 Princes Crescent, Bare, Morecambe, LA4 6BY

316 Lancaster Road, Torrisholme, Morecambe, LA4 6LY



Get in touch today

01524 401402

info@gfproperty.co.uk

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <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>84</b>			<b>66</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	