



**Africa Drive, Lancaster, LA1 5TZ**

**£234,995**

**PRICED TO SELL NOW!!!** Much improved & upgraded semi detached house on popular development. Modern kitchen plus contemporary bathroom & WC, oak internal doors, feature glazed staircase plus French doors.





# 21 Africa Drive, Lancaster, LA1 5TZ

We are delighted to offer for sale this modern and further improved semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. the property still has 1 year remaining of its new home structural warranty.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen plus contemporary bathroom and en suite. Items of note include oak internal doors plus feature glazed staircase, fitted wardrobes plus French doors to the rear. There are ample sockets and media points. The home is ready to move in with flooring and blinds included.

To the ground floor is an entrance hall, lounge dining room, kitchen and WC. There are 3 well proportioned bedrooms plus a contemporary bathroom off the first floor landing.

The property benefits from well presented gardens with shed, external tap and power. There is off road parking for 2 cars.

Tenure - Leasehold  
Term - 148 years remaining  
Ground Rent - £250 pa.  
Estate Management Fee - £120 pa.  
Council Tax - Band C

The property comprises.

## GROUND FLOOR

### Entrance Hall

With feature radiator and laminate flooring.

### Living Dining 15'1"(max) x 14'0"(max) (4.61m(max) x 4.27m(max))

With laminate flooring and blinds. access to store. French doors leading to rear garden.

### Kitchen 10'0"(max) x 8'2"(max) (3.06m(max) x 2.50m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob and hood.

### WC 6'11"(max) x 4'2"(max) (2.13m(max) x 1.29m(max))

Having contemporary white sanitary ware with feature radiator, tiling and laminate flooring.

## FIRST FLOOR

### Landing

With laminate flooring. access to store.

### Bedroom 1 13'2"(max) x 8'2"(max) (4.02m(max) x 2.49m(max))

With fitted wardrobes, carpets and blinds.

### Bedroom 2 10'10"(max) x 8'1"(max) (3.31m(max) x 2.48m(max))

With carpets and blinds.

### Bedroom 3 10'2"(max) x 6'7"(max) (3.10m(max) x 2.01m(max))

With carpets and blinds.

### Bathroom 9'1" x 6'6" (2.78m x 2.00m)

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring plus access to store.

## EXTERNAL

The property benefits from well presented gardens with shed, external tap and power. There is off road parking for 2 cars.







