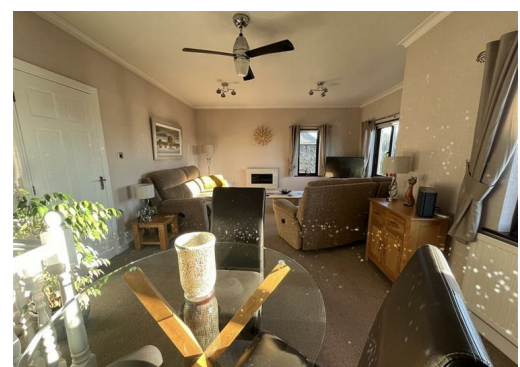




, Gleaston, LA12 0QA

£345,000

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in Gleaston.



# Chapel View Gleaston, LA12 0QA

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in the popular semi-rural village of Gleaston. Benefiting from spacious living accommodation set over 2 floors, single garage and stunning views from the rear garden.

The living accommodation briefly comprises of; hallway, 2 bedrooms and bathroom on the ground floor. To the first floor a large lounge/dining area, kitchen, 2 further bedrooms and shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings.

Council tax band - E  
Freehold

## GROUND FLOOR

### Hall 11'10" x 11'3" (3.61 x 3.44)

High quality wood effect laminate flooring with staircase leading to the first floor

### Bedroom 10'7" x 14'11" (3.24 x 4.56)

High quality wood effect laminate flooring with window to the front, curtains and blind

### Bedroom 10'7" x 9'0" (3.24 x 2.76)

Carpet flooring

### Bathroom

Carpet flooring with 3 piece bathroom suite in white, spotlighting and heated towel rail

## FIRST FLOOR

### Lounge 14'10" x 22'5" (4.54 x 6.84)

Carpet flooring with windows to the front elevation and curtains

### Kitchen 9'3" x 11'10" (2.84 x 3.62)

Vinyl flooring with spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

### Bedroom 9'1" x 10'7" (2.78 x 3.24)

High quality wood effect laminate flooring with window to the rear elevation and curtains

### Bedroom 9'4" x 9'0" (2.86 x 2.76)

High quality wood effect laminate flooring with window to the rear elevation and curtains

### Bathroom

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting and radiator

## EXTERNAL

Beautifully presented rear garden split over 3 tiers, benefiting from stunning scenic views to Morecambe Bay. Ample off-road parking to the front of the property, leading to a single garage with up&over door, power & lighting.

