



Lancaster

£295,000

20 Gleneagles Drive, Lancaster, Lancashire, LA1 3RP

Discover this impeccably presented townhouse nestled in the sought-after area of Standen Park. Boasting three spacious bedrooms and three modern bathrooms, this home offers flexible living arrangements tailored to contemporary family life. The heart of the home lies in its generous living room and beautifully designed kitchen/diner, perfect for both relaxation and entertaining. Additional features include a utility room, integrated garage, off-street parking for convenience, and a charming enclosed rear garden, creating a private sanctuary for outdoor enjoyment. Don't miss the opportunity to call this stunning property your home.

Quick Overview

- Three Bedroom Town House
- Set Over Three Floors
- Three Bathrooms
- Kitchen Diner and Utility Room
- Generous Living Room
- Beautifully Presented
- Sought After Location
- Garage and Off Road Parking
- Enclosed Rear Garden
- Ultrafast Broadband Available



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Ultrafast
Broadband*



Garage & Off
Road Parking

Property Reference: C2401



Entrance Hall



Utility Room



Bedroom Three



Kitchen Diner

Location Situated in the desirable area of Standen Park, 20 Gleneagles Drive enjoys a prime location within Lancaster. Lancaster city centre is easily accessible, offering an array of high street shops, vibrant restaurants, and a bustling local market, ensuring residents are never far from urban conveniences and entertainment options.

Families will appreciate the excellent choice of schooling options available, including the renowned Lancaster Girls' and Boys' Grammar schools. For outdoor enthusiasts and nature lovers, Williamson Park is within walking distance, providing a tranquil escape with its forest trails, playgrounds, and breathtaking coastal views. This picturesque park offers a perfect setting for leisurely strolls, picnics, or simply enjoying nature's beauty.

The property's proximity to major transport links via road and rail ensures easy commuting for professionals and for those working further afield Lancaster offers excellent transport connections, including direct rail services to major cities, commuting becomes hassle-free, adding to the area's desirability.

In summary, 20 Gleneagles Drive presents an exceptional opportunity to reside in a sought-after location, boasting a perfect blend of urban conveniences, quality education, and natural beauty. Its prime location in Lancaster's desirable district makes it a highly coveted address, ensuring both comfort and convenience for its residents.

Property Overview Nestled in a serene cul-de-sac within the coveted area of Standen Park, this beautifully presented townhouse spans three inviting floors. Its prime location places Williamson Park and local amenities within easy walking distance, providing a tranquil backdrop for family living.

Upon entering the property through a covered porch, you are welcomed into a hallway adorned with a useful storage cupboard. To the left, the integral garage beckons, currently partitioned into two storage rooms, yet easily adaptable to revert to its original state. The front portion offers convenient storage via an up-and-over door, while the rear part, accessed from the hallway, is fitted with power and light.

As you journey along the hallway, the ground floor reveals a tastefully appointed shower room featuring a double glazed frosted window, thermostatic shower, wash basin, and WC. Adjacent to this, the utility room offers a range of storage solutions, a stainless steel sink, and provisions for laundry appliances. Completing this level, bedroom three, currently utilized as an office, overlooks the tranquil rear garden, offering flexibility for guests or additional living space.

Ascending to the first floor, the generous living room captivates with its immaculate presentation and abundant natural light streaming through the front-facing windows. A feature fireplace serves as a focal point, lending warmth and character to this inviting space. To the rear, the kitchen/diner showcases a beautifully crafted range of cabinets complemented by modern appliances, including a gas hob, electric oven, and integrated dishwasher and fridge/freezer. Tiled flooring, a radiator, and ample space for dining furniture enhance the functionality and appeal of this area.

The journey continues to the second floor, where two well-proportioned double bedrooms await. The principal bedroom to the front is bathed in natural light from its sash-style double glazed windows and boasts an array of fitted wardrobes. Its en-suite bathroom is equipped with a bath and shower attachment, vanity unit, heated towel rail, and WC. Meanwhile, bedroom two, overlooking the rear garden, offers generous space for furnishings



Kitchen Diner



Living Room



Living Room



Principal Bedroom



En-Suite Shower Room



En-Suite Bathroom

and features its own en-suite shower room, complete with a shower cubicle, vanity unit, and WC.

Externally, the property offers off-road parking for two cars to the front, alongside a lawn garden adorned with a white cherry blossom tree and fragrant lavender. A gate leads to the enchanting rear garden, bordered by established trees, flowers, and shrubs. With views over fields and countryside, this fully enclosed garden features various patio areas, making it perfect for outdoor relaxation. A water tap adds practicality to this idyllic setting, completing the picture of a perfect family home.

In summary, this delightful townhouse in Standen Park offers flexible living accommodation in a sought-after location, combining modern comforts with serene surroundings. With Lancaster city's amenities and transport links within easy reach, this property presents an exceptional opportunity to enjoy a balanced lifestyle. Viewing is highly recommended to truly appreciate the charm and elegance of this home.

Parking There is off street parking in front of the garage and a garage that could easily be converted back from a storage space to hold a car.

Directions From Hackney & Leigh Estate Agents on Market Street in Carnforth, drive up to the M6 (j35) and head south bound towards Lancaster At junction 34, take the exit towards Lancaster/Morecambe/Heysham. Continue onto Caton Rd/A589 for 1.4 miles, then take a slight left onto Bulk Rd for 0.1 miles. Turn left onto Ridge and continue onto Keswick Rd, going through 1 roundabout. Turn right onto Derwent Rd and drive for 0.4 miles, then turn left onto Quernmore Rd, going through 1 roundabout. At the 2nd roundabout, take the 2nd exit onto Wentworth Dr. Finally, turn right onto Gleneagles Dr, and your destination, 20 Gleneagles Drive, will be on your left-hand side.

What3words ///forks.stylists.admires

Accommodation with approximate dimensions

Garage/Store 9' 8" x 7' 11" (2.95m x 2.41m)

Shower Room

Utility 7' 10" x 5' 7" (2.39m x 1.7m)

Bedroom Three 8' 9" x 7' 10" (2.67m x 2.39m)

First Floor

Living Room 12' 8" x 14' 8" (3.86m x 4.47m)

Kitchen 14' 8" x 7' 10" (4.47m x 2.39m)

Second Floor

Bedroom One 12' 6" x 11' 6" (3.81m x 3.51m)

Ensuite Bathroom

Bedroom Two 14' 9" x 9' 3" (4.5m x 2.82m)

Ensuite Shower Room

Property Information

Services Mains gas, mains electricity, mains water and drainage.

Council Tax Band C Lancaster City Council

Tenure Lease Details And Useful Information - Tenure Leasehold
The service charge for the upkeep of the grounds is £240.00 per annum. NO OTHER CHARGES OR GROUND RENT. Lease 155 years, 136 remaining, end date 2159.

Simarc Property Management Ltd.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Principal Bedroom



Bedroom Two



Garden



Rear Aspect

Request a Viewing Online or Call 01524 737727

Meet the Team

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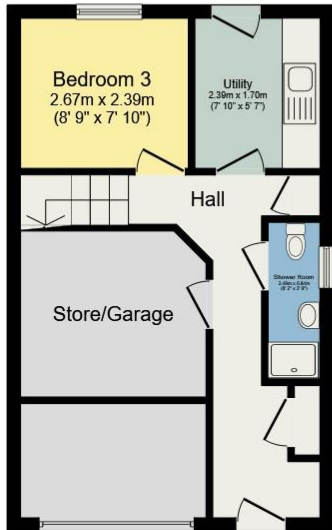


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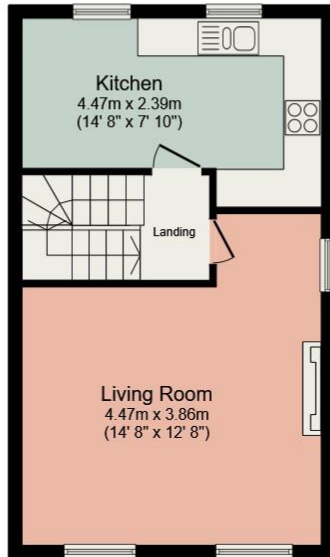


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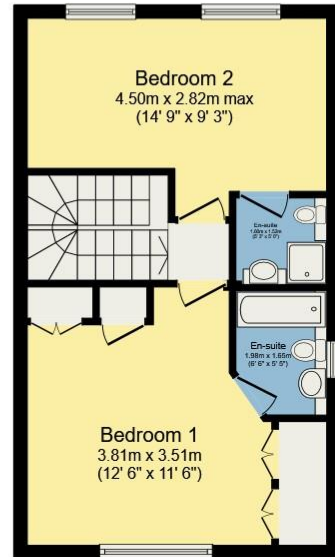
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Ground Floor



First Floor



Second Floor

Total floor area 117.4 m² (1,264 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners... 'A peaceful and green location to live, in a friendly community, yet also within walking distance of the city centre and other local amenities. The best of both worlds!'

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