



Lancaster Villas, £350,000

- Council Tax Band E
- Sought after location
- Set over three floors
- Two reception rooms
- Utility room
- Ground floor shower room
- EPC Rating: E



5 2 2



About the property

A tastefully presented Semi-detached property. This property is well-presented throughout and ready for the next homeowners to move in and make it their own.

The property boasts an ample living space with two enticing reception rooms. The first reception room is a well-proportioned, comfortable space featuring a charming fireplace, making it an ideal spot for relaxation and entertainment. The second reception room is equally spacious and versatile, allowing for a multitude of uses according to the new owners' needs.

The house benefits from a well-appointed, open-plan kitchen that incorporates a dining area. This layout provides a sociable space, perfect for family meals and entertaining guests.

This residence presents five generously-sized bedrooms, offering ample space for personalisation. The house is further complemented by a well-maintained bathroom and a ground floor shower room, ensuring convenience for larger households.



Accommodation

Porch

Hall

Reception 1

11' 3" Plus bay window x 12' 2" Max (3.43m Plus bay window x 3.71m Max)

Reception 2

10' 8" Max x 12' 4" Max (3.25m Max x 3.76m Max)

Kitchen/Dining Room

29' 9" Max x 10' 9" Max (9.07m Max x 3.28m Max)

Utility Room

Shower Room

Landing

Bathroom

Bedroom 1

12' 7" Plus bay window x 17' Max (3.84m Plus bay window x 5.18m Max)

Bedroom 3

13' 4" Max x 10' 8" Max (4.06m Max x 3.25m Max)

Bedroom 5

7' 8" Max x 10' 9" Max (2.34m Max x 3.28m Max)

Landing

Bedroom 2

20' Max x 9' 7" Max (6.10m Max x 2.92m Max)
Restricted head height.

Bedroom 4

10' 9" Max x 6' 9" Max (3.28m Max x 2.06m Max)
Restricted head height.

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Floorplan



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