



Station Road, Lancaster LA2 7LF

HUNTERS[®]
EXCLUSIVE



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Just 18 Miles from the 2026 Eden Morecambe Project

A small development by local builders FMS Developments Limited, with hands on daily involvement from the directors. This select development comprises just 2 superior specification semi-detached family homes, each offering an impressive 1942 sq ft. of living space. The attention to detail and finish is superb.

This builder does not 'throw em up' and walk away. They are local and build a very high quality product, and we are proud to have been involved in the sale of 5 high quality homes for them in recent years, including two just down the road in Low Bentham.

Featuring coursed stone traditional build construction, Air-Source heating with under-floor heating to the ground floor, high specification insulation including latest regulation UPVC windows, doors and roof, and superb open-plan living spaces looking onto extensive stone flagged sun terraces, and good sized landscaped enclosed gardens.

Benefiting from a 10 year warranty.

Reservation fee £5000.





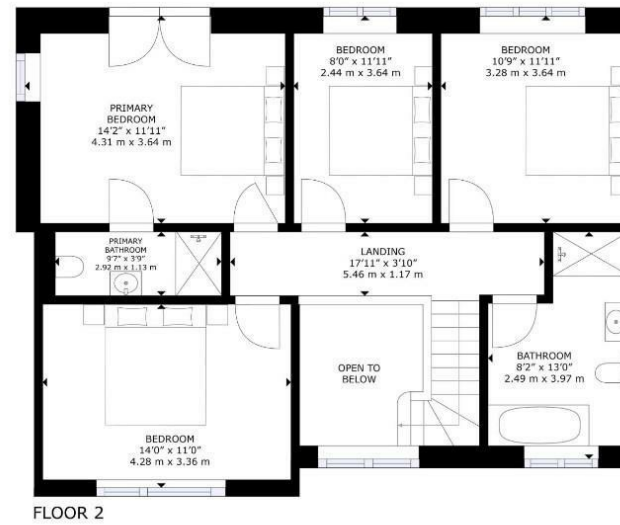
SITE RESERVATION FEE

PLOT Reservation fee £5000 (non-returnable) to hold the property until contracts are exchanged (usually for 8 weeks) maximum.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Skipton -
01756 700544 <https://www.hunters.com>

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