



**3 Bed  
House - Semi-Detached  
located in**

**Jennings**  
estate agents

**16 Greenset Close  
Lancaster  
LA1 2PN**



**Asking price £185,000**

Jennings Estate Agents are pleased to welcome to the market, this three bedroom, semi-detached family home. Located within a quiet cul-de-sac, and set back from the road side. The wow factor of the property, would be the extensive large rear garden, with two large laid lawns, patio areas and storage. Ideal for a large family to enjoy throughout the summer months.

The property features; entrance hallway, kitchen diner and large reception room with uPVC windows to the front and rear aspect. To the first floor are three bedrooms and a wet-room.

Externally the property has a front garden and extensive mature rear garden with plants, vegetable plot, laid lawn, patio areas, greenhouse, garden shed and garage.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

### **Hallway**

Entrance doorway and uPVC double glazed window to the side aspect. Stairs leading to the first floor landing. Radiator. Storage cupboard.

### **Lounge**

11' x 21'6"  
(max)

Double glazed uPVC window to the front and rear aspect. Two double radiators. Wall mounted electric fire. Wooden flooring and coving to the ceiling.

### **Kitchen Diner**

12'2" x 11'4"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit. Electric oven, four ring gas hob and stainless steel extractor fan. Space for a fridge freezer and washing machine. Double radiator. Understairs storage cupboard. Double glazed uPVC window to the side and rear aspect, and uPVC door leading to the rear garden.

### **First Floor**

#### **First Floor Landing**

Double glazed uPVC window to the side aspect. Access to the loft space.

#### **Master Bedroom**

15'11" x 9'3"  
(into recess)

Double glazed uPVC window to the rear aspect. Fitted wardrobes. Radiator.

#### **Bedroom Two**

12'4" x 11'1"  
(max)

Double glazed uPVC window to the front aspect. Fitted wardrobes with sliding doors. Double radiator.

#### **Bedroom 3**

7'5" x 8'1"  
Double glazed uPVC window to the front aspect. Over stairs storage cupboard. Radiator.

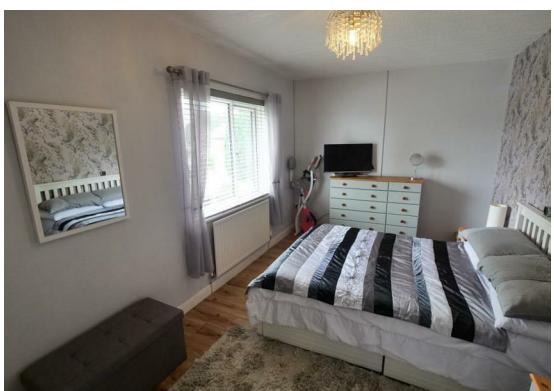
### **Wet-Room**

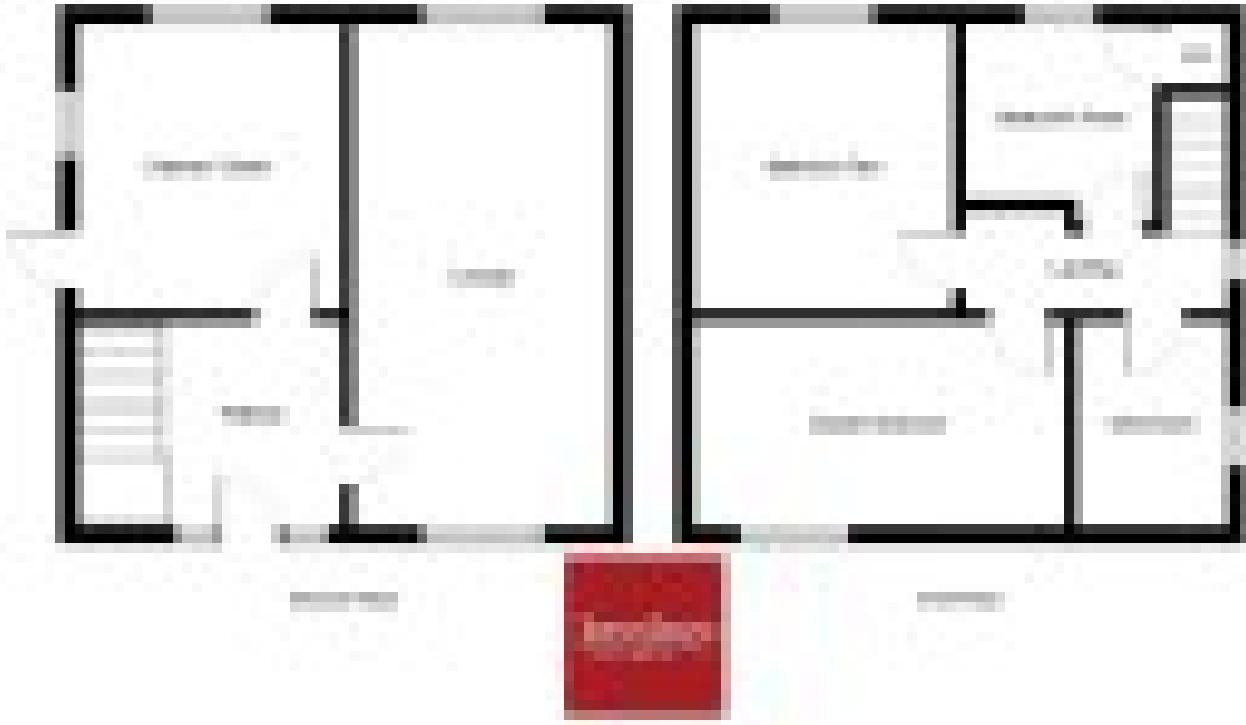
Fitted shower and two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator.

### **Exterior**

#### **External**

Enclosed garden with a raised brick wall and paved front garden. Access to the side leading to the rear garden. Large enclosed garden to the side and rear, with a laid lawn, flowerbeds, paved patio area, apple tree, decking area, greenhouse, garden shed and garage.





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

**EPC Rating: D**

**Council Tax Band: A**

#### DIRECTIONS

#### CONTACT

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