

87 Cleveleys Avenue, Lancaster, LA1 5HE

87, Cleveleys Avenue, Lancaster

The property at a glance

3 1 2

- Spacious Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway To Garage
- Gardens Front & Rear
- Excellent Transport Links, Amenities & Schools
- Easy Access To M6 Link Road
- Tenure: Freehold
- Property Band: B
- EPC:

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£190,000

Get to know the property







Nestled on Cleveleys Avenue in the charming city of Lancaster, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The extended kitchen is a standout feature, providing ample room for culinary creativity and family gatherings.

The two inviting reception rooms are bright and spacious, perfect for entertaining guests or enjoying quiet evenings at home. The low-maintenance garden offers a serene outdoor space, allowing you to relax without the burden of extensive upkeep. Additionally, the property boasts off-street parking for multiple vehicles, a valuable asset in this desirable location.

Situated in a great neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. This property is not just a house; it is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this lovely home your own.

For further information, please contact the office at your earliest convenience.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.











Vestibule
UPVC double glazed frosted window, UPVC double glazed frosted French doors, 5 x single glazed wood windows, wood single glazed door to hall.

Hall
Wood double glazed frosted window, central heating radiator, smoke alarm, stairs to first floor, doors to reception rooms 1,2 and kitchen.

Reception Room 1
UPVC double glazed bay window, central heating radiator, coving, open front gas fire, wood single glazed frosted sliding doors to reception room 2.

Reception Room 2
UPVC double glazed sliding door to sun room, open front gas fire.

Sun Room
4 x Double glazed window, central heating radiator, poly carbonate roof, tiled floor, UPVC double glazed door to rear.

Kitchen
2 x UPVC double glazed window, gas room heater, tiled splash back, range of wall, drawer and base units, granite effect laminate worktop, extractor hood, 4 ring electric hob, double electric oven, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, tiled floor, door to side, UPVC double glazed frosted window.

Landing
UPVC double glazed frosted window, smoke alarm, loft access, stairs to ground floor, doors to bedroom 1,2,3 and bathroom.

Bathroom
UPVC double glazed frosted window, fully tiled to complement, concealed 'Glow-worm' combi boiler, dual flush WC, pedestal wash basin with mixer tap, corner shower, tiled floor.

Bedroom 1
UPVC double glazed bay window, central heating radiator, coving, built-in wardrobe.

Bedroom 2
UPVC double glazed window, central heating radiator, built-in wardrobe.

Bedroom 3
UPVC double glazed window, central heating radiator, built-in storage.

Front Garden
Tarmac driveway to side of house leading to garage.

Rear Garden
Paving, stones and garage.





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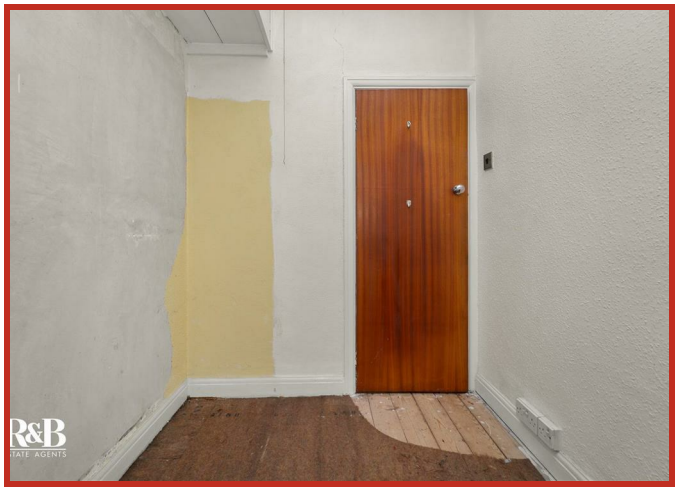








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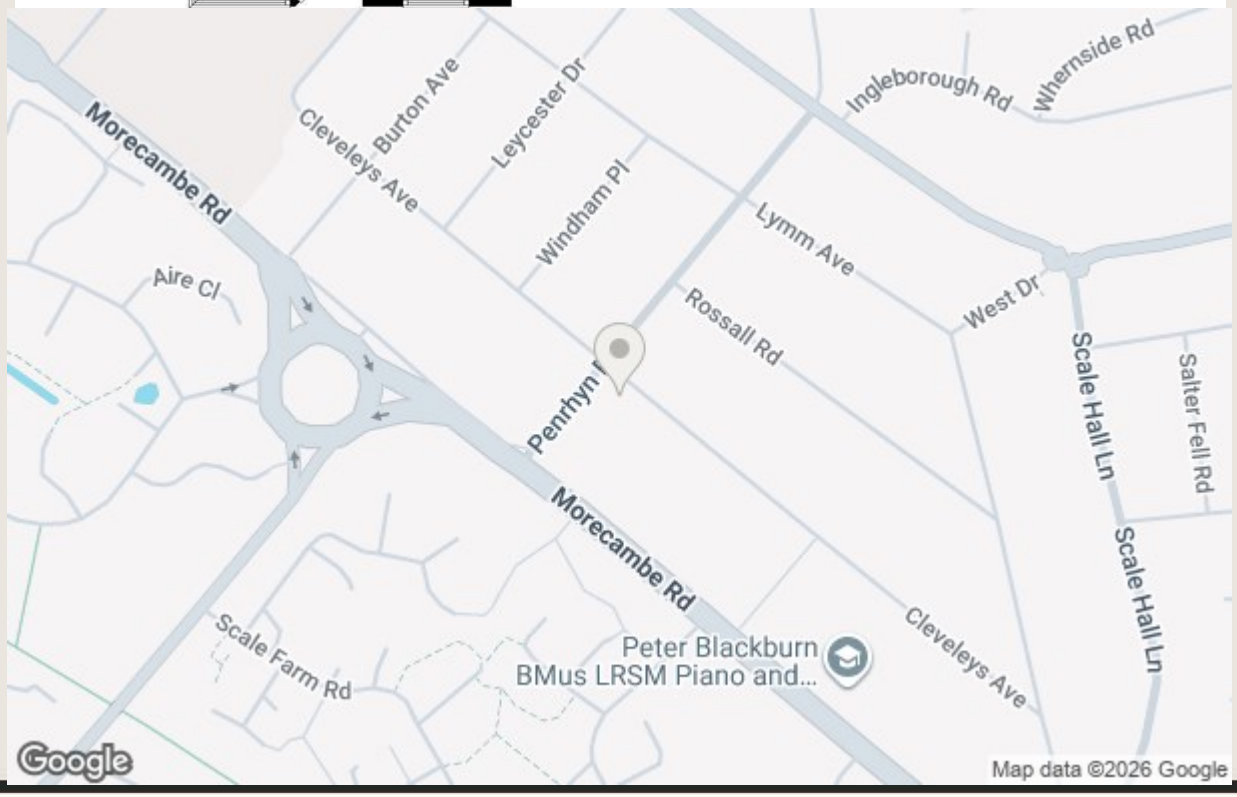




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