

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

**Jennings**  
estate agents

**115 Barley Cop Lane  
Lancaster  
LA1 2PH**



Asking price £200,000

This delightful three-bedroom home offers the perfect blend of modern convenience and comfortable living. Step inside to discover a beautifully appointed modern kitchen, thoughtfully designed with contemporary fittings that will inspire your culinary adventures. The gleaming surfaces and practical layout create an inviting heart to the home where family meals and entertaining become effortless pleasures.

The property features three well-proportioned bedrooms, including a generous master bedroom with a fitted wardrobe. A brand-new bathroom completes the accommodation, fitted with stylish fixtures that transform daily routines into moments of relaxation.

Located in one of Lancaster's sought-after residential areas and you'll find excellent transport links practically on your doorstep. The nearby bus station ensures easy connections between Lancaster and Morecambe.

This property represents an excellent opportunity for first-time buyers, growing families, or astute investors seeking a well-positioned home, with modern updates already completed. With its combination of fresh renovations, practical layout, and excellent local amenities, viewings are highly recommended to appreciate everything this lovely home has to offer.

**Entrance Hallway**

Entrance uPVC doorway and double glazed window. Designer radiator. Stairs leading to the first floor landing.

**Lounge**

21'6" x 10'

Double glazed uPVC window to the front and uPVC sliding door leading to the rear garden. Radiator and Electric fire.

**Kitchen**

Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a sink unit and pantry. Electric oven, microwave, four ring electric hob and extractor fan. Integrated fridge freezer and space for a washing machine. Double glazed uPVC window to the rear aspect. Large storage cupboard. Designer radiator. Door leading to the rear garden.

**First Floor**

**First Floor Landing**

Double glazed uPVC window to the side aspect.

**Master Bedroom**

12' x 11'12"

Double glazed uPVC window to the front aspect. Fitted wardrobe. Radiator.

**Bedroom Two**

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

**Bedroom Three**

8'10" x 7'11"

Double glazed uPVC window to the front aspect. Radiator. Over stairs storage cupboard.

**Bathroom**

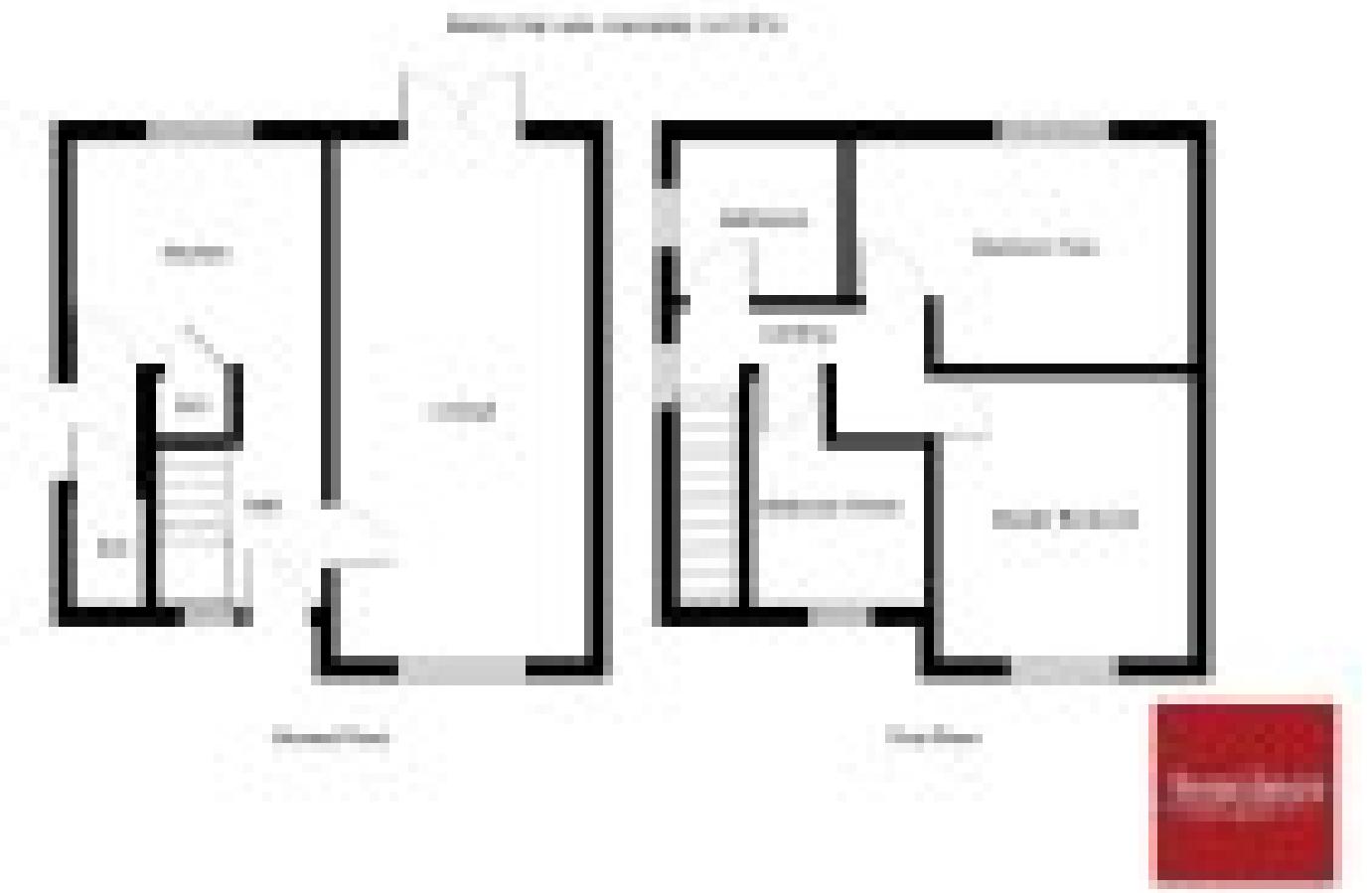
Modern fitted three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.

**Exterior**

**External**

Gravel front garden and enclosed rear garden with a laid lawn and patio area.





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: C**

**Council Tax Band: A**

#### DIRECTIONS

#### CONTACT

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