

**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 area 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

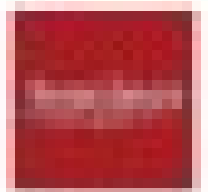
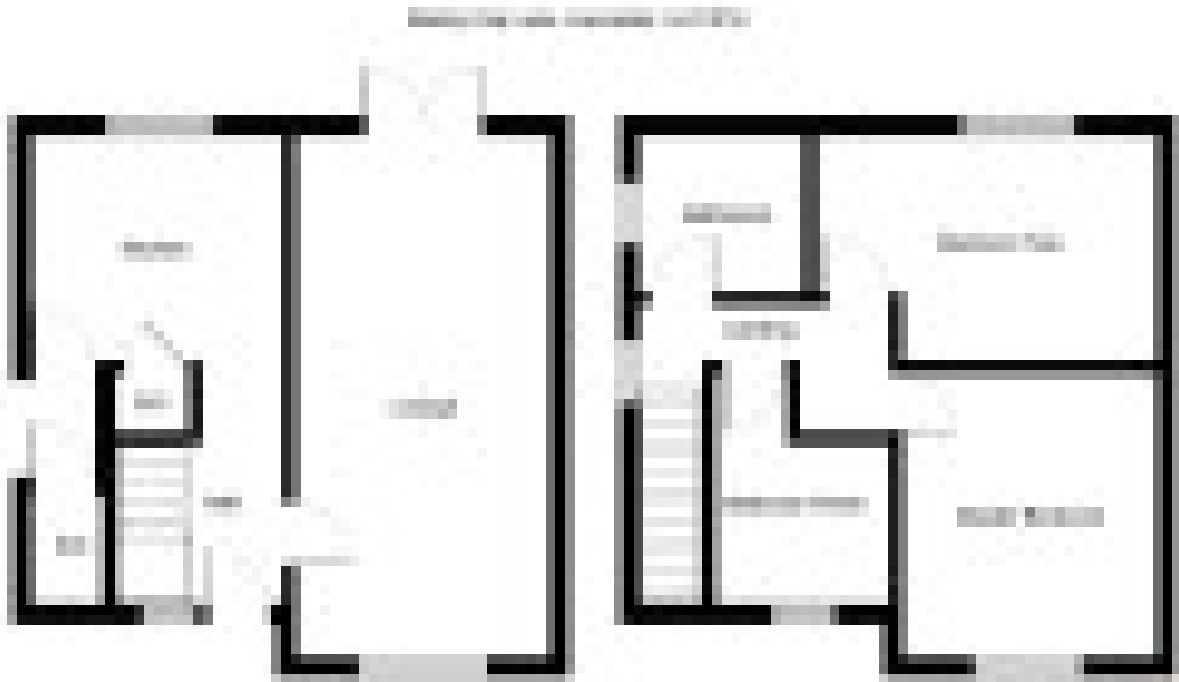
Modern fitted three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.


Exterior

External

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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 	

EPC Rating: C
Council Tax Band: A

DIRECTIONS

CONTACT

50 North Road
 Lancaster
 LA1 1LT

E: office@jeagent.com

T: 01524 926007

jeagent.com

Jennings
 estate agents 