







## Inside The Home

Beautifully presented throughout, this semi-detached townhouse offers flexible and well-proportioned accommodation arranged over three floors, making it an ideal home for a growing family or those seeking versatile living space in a central Lancaster location.

Entry to the property is via an open porch and through a double UPVC glazed door into a welcoming hallway, which provides access to the ground floor rooms. On this level there is a convenient WC and a versatile reception room which could equally serve as a fourth bedroom, study or playroom. This room benefits from double patio doors opening onto the secure rear garden, allowing plenty of natural light and providing seamless access to outdoor space. The attached garage is also accessible from the ground floor.

The first floor forms the main living space of the home. To the rear, a spacious kitchen diner creates an excellent hub for family meals and entertaining, complemented by a Juliet balcony that adds both charm and additional light. To the front of the property is a generous lounge featuring a fireplace and large windows , creating a warm and inviting setting to relax.

On the second floor there are three bedrooms, comprising two doubles and one single. The master bedroom, positioned to the front, benefits from its own ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Additional practical features include a loft space accessed via a pull-down ladder, which is partially boarded and ideal for storage.

Finished to an excellent standard and offering highly adaptable living space, this superb home provides comfort, practicality and flexibility for modern family living in a convenient central location.

## Let's Take A Closer Look At The Area

Coleman Drive is set within the popular Highwood development, just off Quernmore Road and around a mile from central Lancaster. The Boys Grammar School is on the doorstep and there is a nearby co-operative convenience

store. Williamson Park and the Ashton Memorial are close by with some beautiful countryside walks. Further afield junction 34 of the M6 Motorway and the Bay Gateway Heysham link road are s short drive away as is the gorgeous Trough of Bowland and the Lune Valley for those looking for outstanding scenery and rural escapes.

## Let's Step Outside

To the front of the property there is a double driveway allowing space for up to two vehicles, with additional parking for guests for all of the properties to the front. To the rear a beautiful secure garden which has been well maintained. There is a gravelled area which is perfect for a seating area to enjoy the fresh air and sunshine, the rest of the garden is laid to lawn and secured by fencing.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN176918. Annual site maintenance fee £223.39.

## Council Tax Band

This home is Band D under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

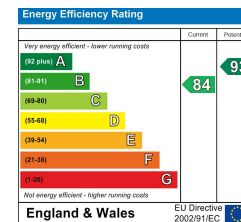
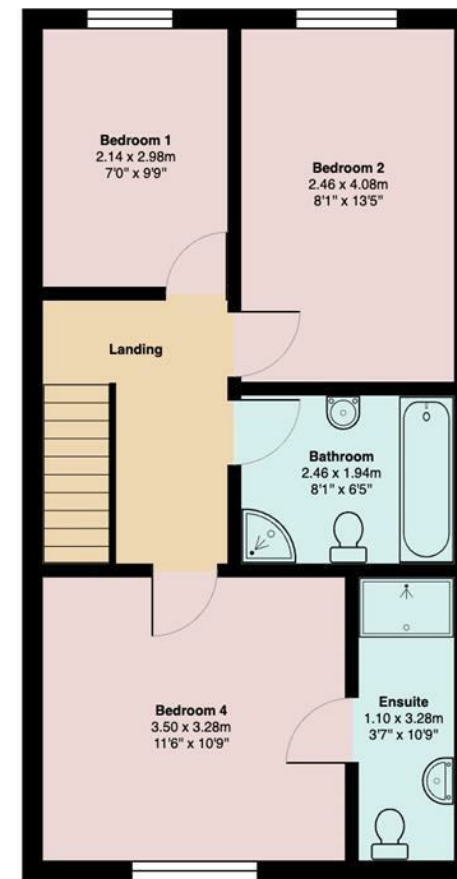
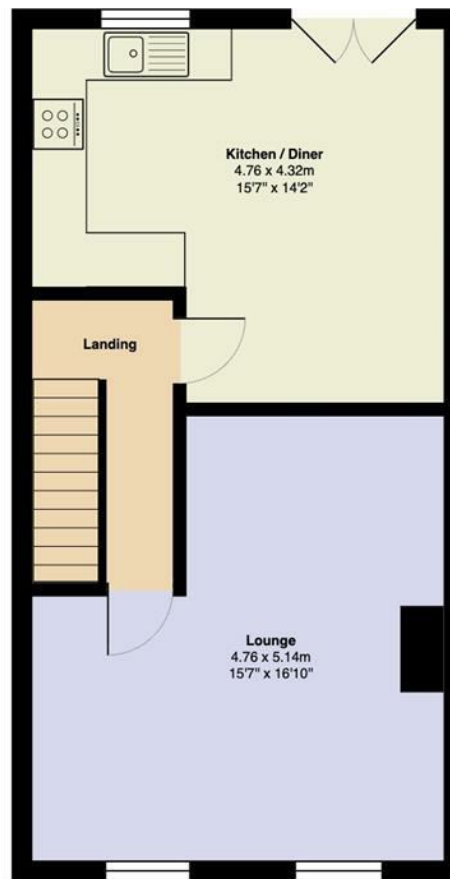
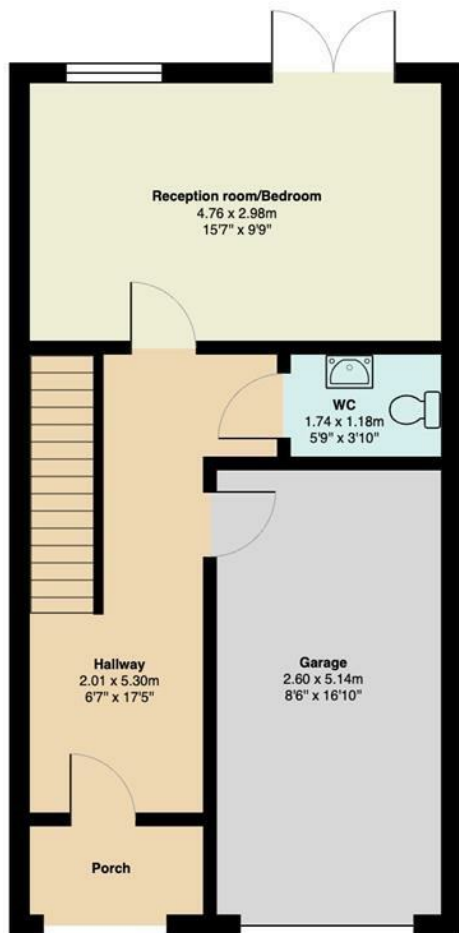












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