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ESTATE AGENTS

25 Sunningdale Avenue, Hest  
Bank, Lancaster, LA2 6DF

25, Sunningdale Avenue, Hest Bank, Lancaster

## The property at a glance **3** **2** **2**

- Spacious Semi Detached Bungalow
- Three Bedrooms - En-Suite To Master
- Two Reception Rooms & Sun Room
- Kitchen & Utility Room
- Gardens Front & Rear
- Detached Garage
- Tenure: Freehold
- Property Band: C
- EPC: D
- Sought After Location

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**£400,000**

# Get to know the property



Nestled in the charming area of Hest Bank, Lancaster, this delightful bungalow on Sunningdale Avenue offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a main bedroom that boasts a spacious walk-in wardrobe and an en suite bathroom, this property is designed to cater to your every need.

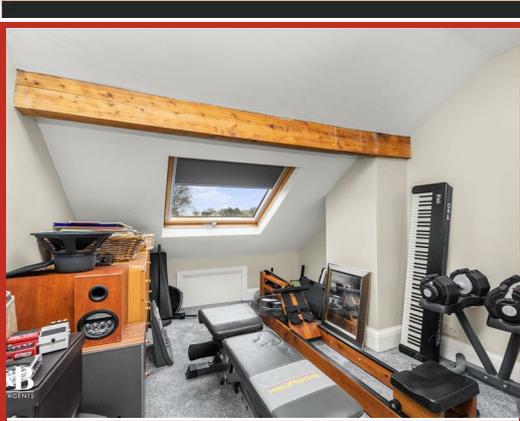
The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The contemporary kitchen is a highlight, equipped with modern appliances and stylish finishes, making it a joy for any home cook.

Outside, you will find a lovely garden (recently landscaped and planted), ideal for enjoying the fresh air or hosting summer gatherings. The property also benefits from a garage and off-street parking, ensuring convenience for you and your visitors.

This home is perfect for those seeking a peaceful lifestyle while still being close to local amenities. With its thoughtful layout and attractive features, this bungalow is a wonderful opportunity for families or anyone looking to downsize without compromising on space or comfort. Don't miss the chance to make this lovely property your own.

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





### Vestibule

UPVC double glazed frosted window, composite double glazed frosted door, tiled floor, wood single glazed door to hall.

### Hallway

Central heating radiator, smoke alarm, stairs to first floor, doors to reception rooms 1 & 2, kitchen, bathroom and bedroom, hardwood oak floor.

### Reception Room 1

UPVC double glazed window, central heating radiator, , coving, gas fire, hardwood oak floor.

### Reception Room 2

Central heating radiator, 6 x spot light points, open to office, double glazed French door to sun room, hardwood oak floor.

### Office

UPVC double glazed window, central heating radiator, hardwood oak floor.

### Sun Room

5 x UPVC double glazed window, 4 x spot light points, UPVC double glazed French doors to rear, multi-fuel fire, central heating radiator, hardwood oak floor.

### Kitchen

UPVC double glazed box bay window, 6 x spot light points, central heating radiator, coving, range of wall, drawer and base units with wood work tops, extractor hood, 4 ring gas hob, electric oven, built-in microwave, porcelain sink with mixer tap, space for dishwasher, space for fridge freezer, terracotta tiled, door to utility.

### Utility

UPVC double glazed window, 6 x spot light points, range of wall and base units, stainless steel sink with mixer tap, plumbed for washing machine, Terracotta tiled wood floor, single glazed door to porch.

### Porch

9 x UPVC double glazed frosted windows, UPVC double glazed frosted door to side, Terracotta floor.

### Bathroom

Wood double glazed window, half clad, 4 x spot light points, extractor fan, central heating towel radiator, mounted sink with mixer tap, dual flush WC, walk-in rainfall shower, Antico vinyl floor.

### Bedroom 1

UPVC double glazed bay window, central heating radiator, coving, open to closet (9.22 x 6.99), UPVC double glazed window, 3 x spot light points, door to en-suite.

### En-Suite

2 x Frosted double glazed windows, 3 x spot light points extractor fan, dado rail, pedestal wash basin with mixer tap and rinse hold head, Antico vinyl floor, Cast Iron Roll Top Bath with mixer tap

### First Floor Landing

Smoke alarm, stairs to ground floor, doors to bedrooms 2 & 3.

### Bedroom 2

UPVC double glazed window, wood double glazed velux window, central heating radiator. access to eaves.

### Bedroom 3

Wood double glazed Velux window, 6 x spot light points, central heating radiator, access to purpose built storage area with hardwood velux window

### Front Garden

Paved area with shrub borders.

### Rear Garden

Low maintenance sandstone paved area, enclosed with wood chips.

### Detached Garage



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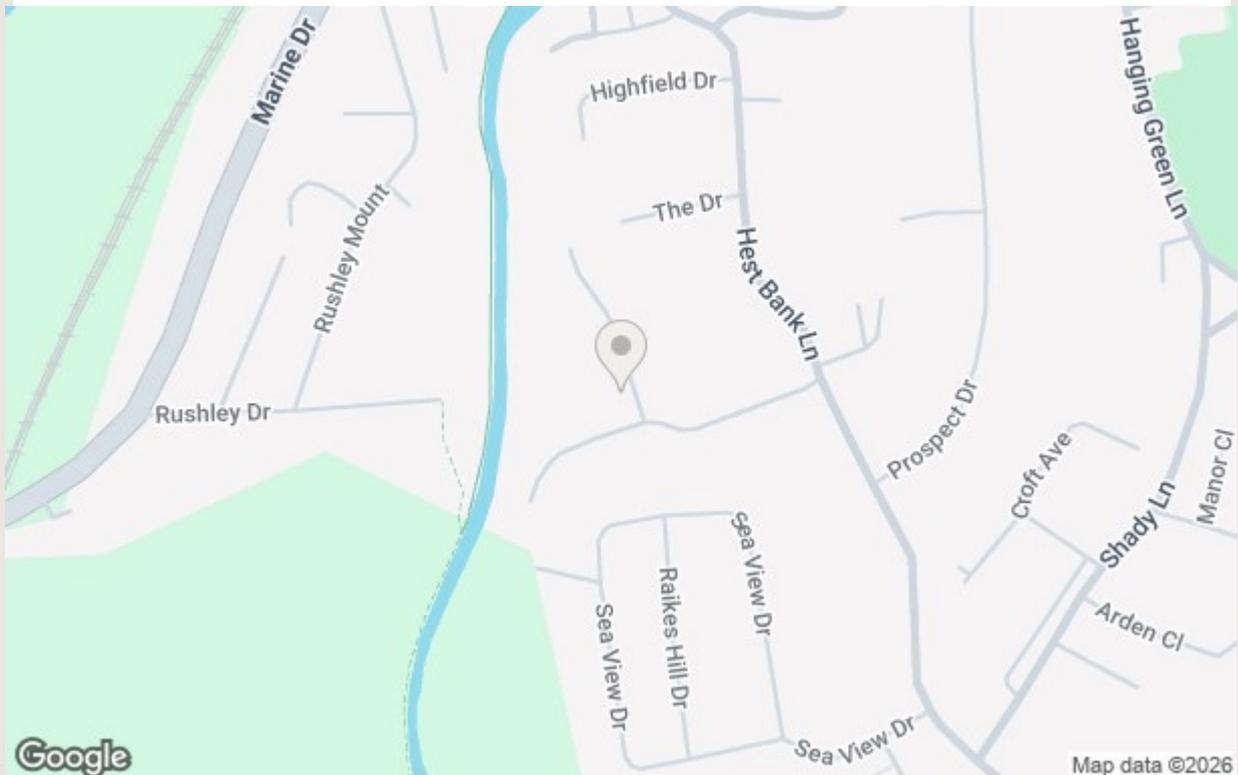
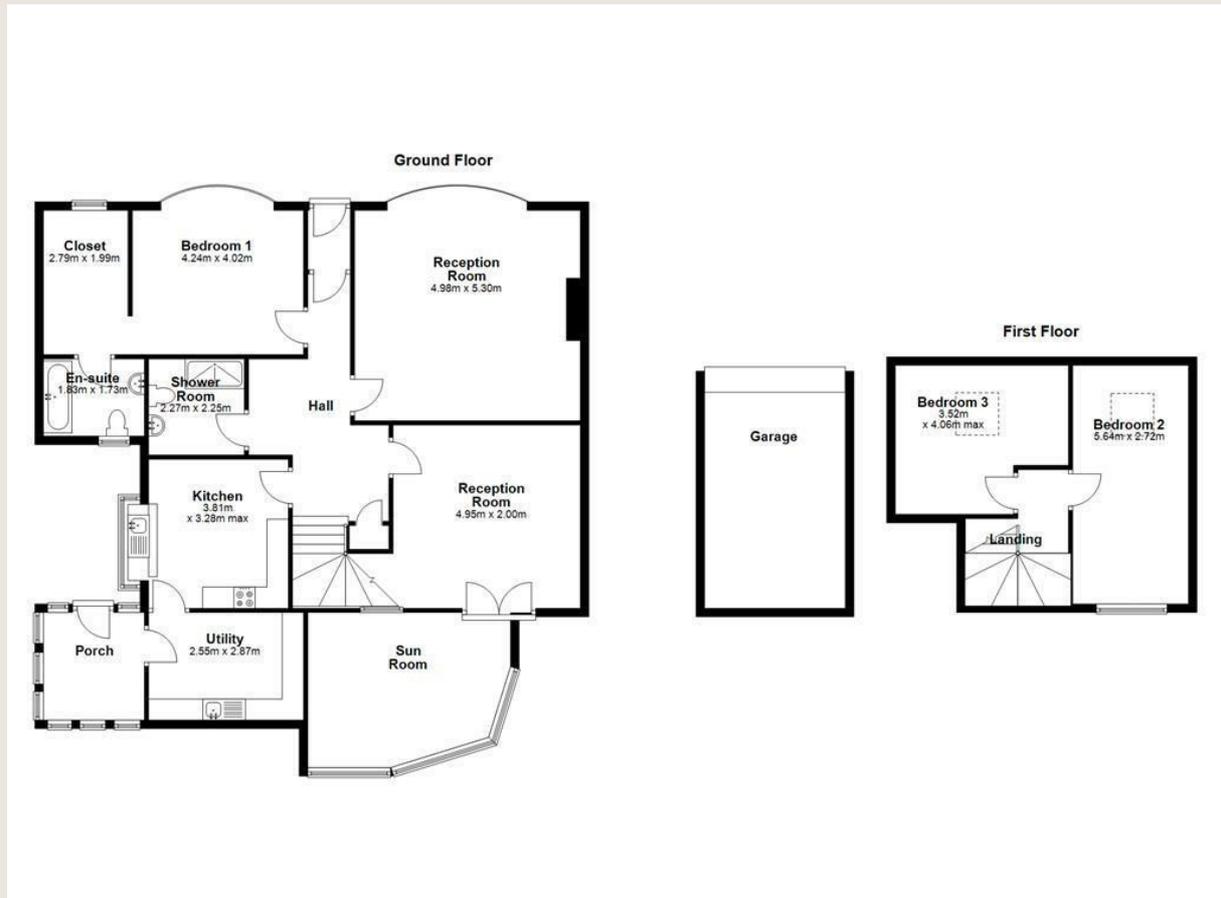


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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
66	80
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	