



FOR SALE
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Inside The Home

An immaculate and beautifully presented three-bedroom home, ideally located on the outskirts of Lancaster City Centre. Finished to a high standard throughout, this property offers modern, open-plan living perfectly suited to families and professionals alike. The heart of the home is the impressive open-plan lounge, kitchen and dining area, thoughtfully wrapped around to create a seamless and sociable space. The dining area benefits from underfloor heating and there is a stylish media wall which forms a focal point in the lounge, complemented by a bay window that fills the room with natural light. Double doors open directly onto the rear garden, enhancing the indoor-outdoor flow. The boiler was replaced 3 years ago and has been serviced annually, the current vendor has also enhanced the property laying fresh carpets and decor throughout.

Upstairs, there are two generous double bedrooms and a well-proportioned single, alongside a contemporary family bathroom fitted with a modern three-piece suite and double shower. The property is exceptionally well maintained, with tasteful décor throughout, allowing a buyer to move straight in.

A stunning home in a convenient location, offering modern comfort, space and style close to the city, early viewing is highly recommended.

Let's Take A Closer Look At The Area

Situated on the outskirts of Lancaster City Centre just off Slyne road, this property enjoys a convenient yet peaceful setting, making it an ideal choice for families, professionals and commuters. The area is well served by a range of local amenities, including convenience shops, reputable schools and everyday services, all within easy reach. Lancaster city centre is readily accessible, offering a wide selection of shops, cafés, restaurants and leisure facilities. Excellent transport links further enhance the appeal, with regular local bus services providing straightforward access into the city. Road links are also close by, offering easy connections to surrounding areas and making commuting both simple and efficient. For those who enjoy the outdoors, a variety of local green spaces and pleasant walking routes are nearby,

providing a welcome balance between modern city living and outdoor lifestyle.

Let's Step Outside

To the front, the property benefits from off-road parking for two vehicles and an electric point providing convenient and secure parking. A garage with electric further enhances practicality, ideal for storage or workshop use. To the rear, the garden is well maintained and designed for both relaxation and entertaining. Mainly laid to lawn, it also features a pergola, hot and cold water which in turn creates an inviting space for socialising and outdoor dining during the warmer months. The garden is fully enclosed by fencing, offering a safe and private environment for families and pets.

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: LA856300

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

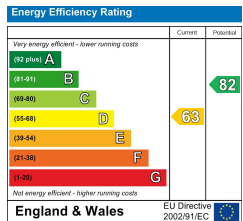
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Energy Performance Certificate

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