





### The accommodation

The property is accessed to the front elevation through an entrance vestibule and into the hallway where the mosaic tiles are a real feature and a fantastic start to your look at this home. The open plan lounge and dining room is tastefully presented with natural light flowing through the bay window frontage and the gorgeous ceiling roses offering another glimpse at period style. The modern kitchen completes the ground floor. Upstairs is a stylish. four piece bathroom suite two well proportioned bedrooms and access to the boarded loft via a pull down ladder. We must also mention the views to the front and rear which really deserve to be enjoyed.

### Shall we look outside?

The property has courtyard frontage, setting you back from the road and to the rear is a low maintenance garden with the added bonus of off street parking subject to the removal of the garden shed.

### The kitchen

The modern kitchen is intelligently designed and comprises wall and base units with laminate work top surfaces, a single sink and drainer, an electric cooker point (the cooker is to remain), ceiling down lighting and electricity points (including USB options).

### The bathroom

A well laid out bathroom with a walk in shower, a panel bath, a low flush WC and a vanity wash hand basin.

### The location

Conveniently located for the historic city of Lancaster, this locality is well supported by amenities including excellent schooling (Halton, Hornby, Wray, Caton, Melling and Arkholme all having Ofsted rated Good primary schools at the time of listing). The city of Lancaster boasts award winning universities and an array of typical city centre high street shops, bars and restaurants that are all within easy reach. Halton itself is also now extremely accessible due to the M6 Bay Gateway link road and has a popular village pub, a village shop, a superb community centre and the fabulous Crook O' Lune all on the doorstep.

### The situation

The property is available with full vacant possession and no chain delay.

### Services

The property is serviced with gas (the boiler installed in 2025 is in the kitchen), electricity, mains water and drainage. There is also B4RN super fast broadband which will assist those working from home.

### Tenure

The property is freehold with a title number of LA744132.

### Council Tax

Band B via Lancaster City Council.

### Viewings

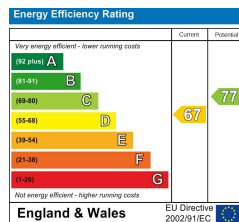
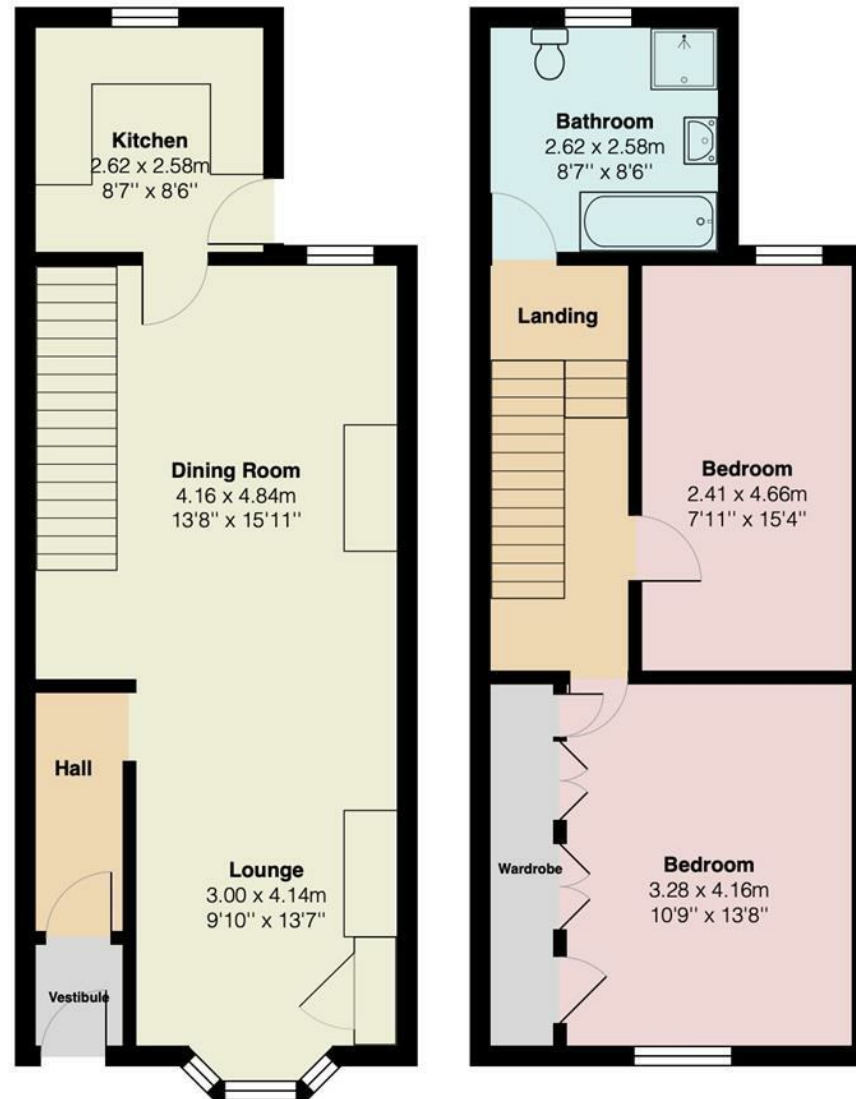
Strictly by appointment via Houseclub Estate Agents.

### Energy Performance Certificate

Available online - contact our office with any further enquiries.







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