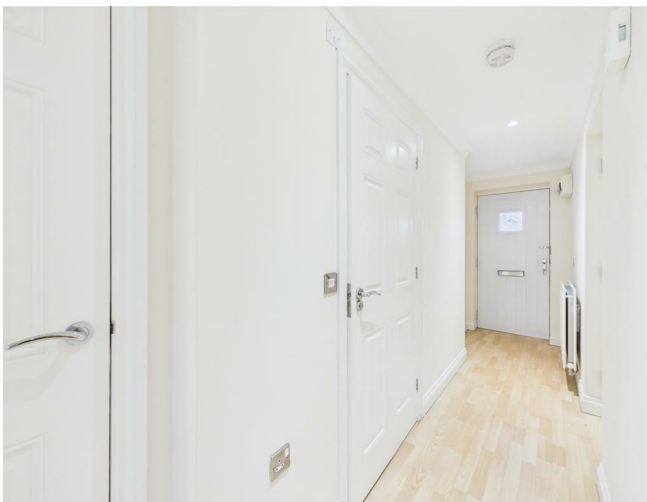


26 Gleneagles Drive, Lancaster, LA1 3RP



£295,000

This beautifully presented townhouse is set over three floors and tucked away within a quiet cul-de-sac in the highly desirable Standen Park area, just a short walk from Williamson Park and a range of local amenities.

Extremely well-appointed throughout, the property offers flexible and versatile accommodation ideal for modern family living. Benefits include two en-suite bedrooms, a ground-floor shower room, and an established rear garden.

On entering the property, the ground floor comprises a welcoming entrance hall, a shower room, an integral garage, utility room with direct access to the rear garden, and a generous third bedroom. This layout makes the home particularly well-suited to multi-generational living or those requiring ground-floor accommodation.

The first floor features a spacious lounge, ideal for relaxing or entertaining, alongside a well-proportioned kitchen/diner that forms the heart of the home. The second floor hosts two further bedrooms, with bedroom two benefiting from an en-suite shower room and the principal bedroom enjoying an en-suite bathroom.

There is also an allocated parking space to the front with access to the garage and an enclosed rear garden.

Lancaster city centre is within easy reach and offers an excellent selection of schooling for all ages, including the highly regarded Lancaster Girls' and Boys' Grammar Schools. The city also benefits from strong transport links by both road and rail, making it ideal for

professionals commuting to the area's hospitals and universities.

Williamson Park is within walking distance, offering woodland trails, a children's playground, and elevated views across the city towards the coast, an exceptional lifestyle benefit right on your doorstep.

Entrance Hallway



Laminate floor, consumer unit, radiator, coat and boot cupboard, door to integral garage, cupboard housing water clinder, stairs to the first floor.

Integral Garage

Up and over door, power and light.

Utility Room



Double-glazed door to the garden, range of cabinets, stainless steel sink, washing machine, radiator, tiled floor, Ideal condensing boiler.

Shower Room



Shower cubicle with thermostatic shower, wash hand basin, tiled floor, radiator, extractor fan, W.C.

Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator.

First Floor

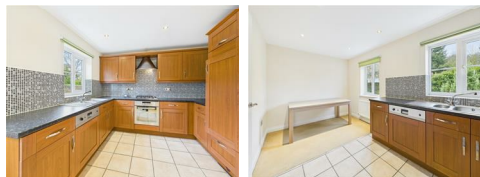
Stairs to the second floor.

Lounge



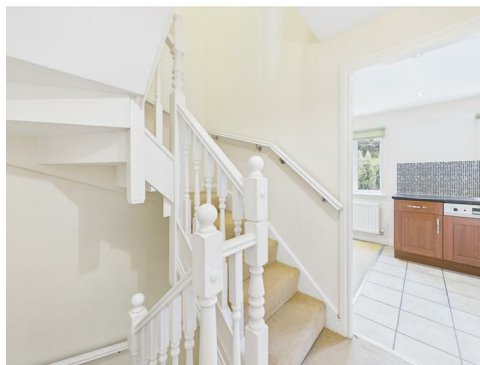
Double-glazed windows to the front, wood surround fireplace with coal effect electric fire, laminate floor, radiators and intercom.

Kitchen/Diner



Double-glazed windows to the rear, a range of crafted cabinets with complementary work surfaces, four ring gas hob and extractor hood, whirlpool integrated dishwasher, stainless steel sink, tiled floor radiator, integrated fridge and the dining area having a carpeted floor.

Second Floor



Carpeted floor.

Bedroom One



Double-glazed windows to the front, a range of fitted wardrobes, carpeted floor, radiator, door to the en-suite.

En-Suite Bathroom



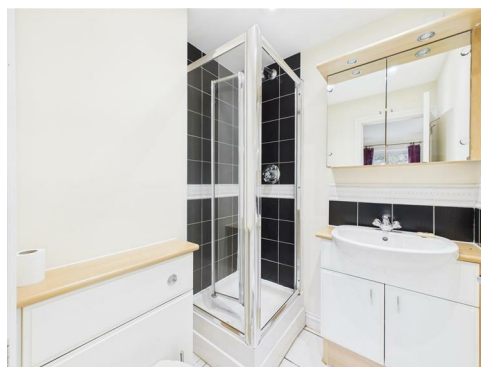
Bath with shower attachment, vanity unit with inset wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

Bedroom Two



Double-glazed windows to the front, carpeted floor, radiator, door to the en-suite.

En-Suite Shower Room



Shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, radiator, extractor fan, tiled floor, W.C.

Outside



The fully enclosed rear garden features a patio area with steps leading up to a further seating area, complemented by a variety of mature trees and shrubs, as well as an external water tap. To the front, there is allocated parking with access to the integral garage.

Useful Information

Tenure Freehold
Council Tax Band (C) £2,140
No Upper Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

