





Inside The Home

The accommodation comprises a welcoming Entrance Hall, with stairs leading to the first floor. Two spacious reception rooms provide a versatile Living Room and separate Dining Space, perfect for both relaxing and entertaining.

To the rear, a modern fitted kitchen can be found, fitted with a range of wall and base units with complementary worktops over and integrated appliances which include a four-ring gas hob with an oven below, as well as plumbing for a washing machine and space for a fridge freezer.

To the first floor, two well-proportioned bedrooms provide ample space with the main bedroom benefitting from a substantial fitted wardrobe with feature sliding doors. A generous family bathroom, featuring two wash hand basins, creating a practical and stylish space for a busy household, with new bathroom cabinets fitted above the wash hand basins.

Combining stylish presentation, with solid wooden floors which have been oiled & waxed, new radiators throughout as well as three new windows and a new front external door. This spacious accommodation has the advantage of no onward chain, this is a fantastic opportunity to purchase a ready-to-move-into home, in a well connected area.

Let's Take A Closer Look At The Area

Situated in the popular Bowerham area of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools including the local Grammar Schools, shops and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away, with a range of local shops and a supermarket on the doorstep.

Let's Step Outside

Externally, the property benefits from an attractive, low-maintenance front garden. To the rear, a generous enclosed yard offers ample outdoor space for seating, alfresco dining and entertaining as well as two outhouses, providing ample storage.

Services

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

Tenure

The property is Freeholdhold. Title number: LA714910.

Council Tax Band

This home is Band A 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.







Total Area: 73.3 m² ... 789 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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