


HOUSECLUB
ESTATE AGENCY

**60 Lincoln Road, Lancaster, Lancashire, LA1 5DN**

**Offers over £230,000**








BAXI

## Inside The Home

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making an ideal choice for families, first-time buyers or those looking for a home that is ready to move into, offered to the market with No Chain.

Entering this spacious family home, you are instantly greeted by a welcoming Entrance Hall with access to the first floor of this beautiful family home. A spacious open-plan Living, Dining and Kitchen space, creates an excellent area for both everyday family life and entertaining. The Kitchen is fitted with a range of wall and base units with complementary worktops over, and appliances which include a freestanding oven with four-ring gas hob above, with space for a fridge freezer and plumbing for a washing machine. UPV double glazed doors provide a smooth transition outside, perfect for enjoying a morning coffee in the sun.

To the first floor are three generous Bedrooms can be found, with the master bedroom benefiting from a range of fitted wardrobes, providing excellent storage. Completing the accommodation is the impressive three-piece bathroom suite. The property has been thoughtfully improved by the current owner, including new electrics in 2009, a stunning three-piece bathroom suite installed in 2021, a new roof, boiler and radiators in 2020, and a landscaped rear garden completed in 2018. The property has also been freshly decorated throughout, creating a bright and welcoming home.

## Let's Take A Closer Look At The Area

Situated within close proximity to the West Coast Mainline train station of Lancaster, this incredible home has excellent transport links. With nearby bus stops providing access local and further afield, as well as access to the M6 motorway and junctions 33 and 34, this home is a commuter's dream. For those looking to be part of a vibrant city, Lancaster City centre caters to all. With an excellent blend of the old and new, historic landmarks include Lancaster Castle and Police Museum, which house several shops, including the iconic Atkinson coffee shop.

The town itself provides a plethora of excellent eateries and wine bars and further landmarks and parks, including the breath-taking Williamson Park to the south of the town. For those with a family, there are several highly regarded primary and secondary schools, including the grammar schools, with the Lancaster Girls Grammar School a 10-minute walk away.

## Let's Step Outside

Externally, the property continues to impress with a landscaped front and rear garden, completed in 2018, providing an attractive and low-maintenance outdoor space for relaxing and entertaining. With raised planted borders, ample space for alfresco dining and allowing littles ones to play in a safe and secure environment, sit back and enjoy. To the front of the property, on street permit parking can be found. Eligible for unlimited resident permits and 2 visitor permits per household, resident permits are £25 per annum and visitor permits are an aidditional £25 per annum, meaning you can park with ease in the city centre.

## Services

The property is fitted with a modern gas central heating boiler installed in 2020, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN94831.

## Council Tax

This home is Band B 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.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



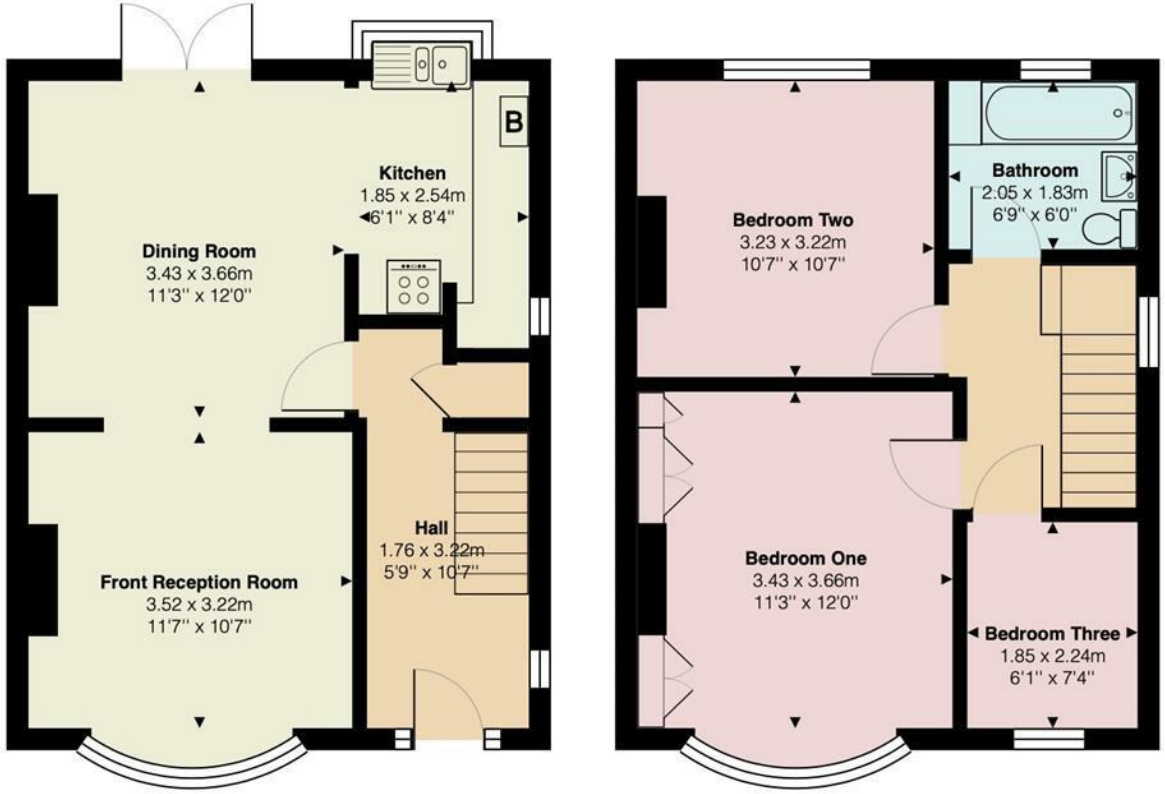




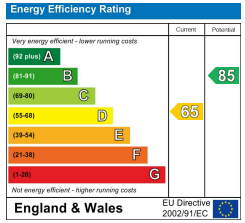




HOUSECLUB
ESTATE AGENCY




Total Area: 78.3 m² ... 843 ft²




HOUSECLUB
ESTATE AGENCY

**Tel:** 01524 771888
**Email:** info@houseclub.co.uk
**www.houseclub.co.uk**

# Your Award Winning Houseclub






**Tel:** 01524 771888
**Email:** info@houseclub.co.uk
**www.houseclub.co.uk**