





## 1 Eastcliffe, Claughton, Lancaster, Lancashire, LA2 9LD

A deceptively spacious 2/3 bedroom end of terraced home, situated in the heart of the Lune Valley. Located a mere ten minute drive from junction 34 of the M6 and the Bay Gateway link road, this beautiful blank canvas is perfect for working professionals and young families, looking for a semi-rural retreat within a 20 minute reach of the university of Lancaster. With a plethora of local primary schools including Hornby, Wray, Caton, Melling and Arkholme, as well as excellent secondary schools including both Lancaster Grammar Schools and QES in Kirkby Lonsdale. With B4RN internet, this property is perfect for those who work from home. No Chain.

Internally the property boasts a large Living Dining Room, with a spacious Kitchen and handy Cellar Room. In need of modernisation, this period home is perfect for those looking to create a fantastic home, with excellent transport connections and a perfect blend of town and country. With parking for approximately two cars (to the front and rear), a divorced garden directly behind the property, a wooden built workshop and views across the beautiful Lune Valley and Lancashire Countryside - Whats not to love?



## Ground Floor

### Living Dining Room

**24'1" x 14'7" (7.36m x 4.47m)**

Entered via a UPVC double glazed door which leads into a wooden glazed vestibule, this spacious Living Dining Room sits at the front of the property. With a UPVC double glazed window with secondary glazing, and a newly installed (July 2025) UPVC double glazed window to the rear, this room is filled with ample natural light throughout the day. With two defined seating areas, each with their own fireplaces, one is fitted with an open fire and other a gas fire. There is ample space for large sofas, with alcoves ideal for storage solutions and shelving, perfect for creating a warm and welcoming entertainment space for socialising with family and friends.

### Kitchen

**18'7" x 8'0" (5.68m x 2.44m)**

A large kitchen is located at the rear of the property and has dual aspect UPVC double glazed windows creating a bright and spacious room. Fitted with a range of wall and base units with complementary worksurfaces, incorporating fitted appliances such as a five ring gas hob with extractor above and a high rise oven, as well as providing plumbing for a washing machine and space for a fridge freezer. In need of modernisation, this room provides an ideal blank canvas. There is a B4RN hyper fast broadband connection fitted in this room, perfect for those who work from home and need fast download speeds.

### Cellar

**14'0" x 11'1" (4.29 x 3.39)**

A cellar room is accessed by a stairway from the kitchen and presents a versatile space with potential to be a workshop, storage room or for conversion. It has electric lighting and useful alcoves for shelving. The fuse box and gas meter are mounted on the wall, with an air brick providing ventilation keeping the space dry.

### First Floor Landing

A carpeted stairway leads from the main Living Room, with a UPVC double glazed window to the side providing ample natural light. The landing connects the bedrooms and bathroom, featuring a useful under stair storage cupboard.

### Bathroom

**7'11" x 7'3" (2.42m x 2.22m)**

Fitted with a three piece suite comprising a WC, a wall mounted wash hand basin and a feature corner bath with dual shower (the waterfall shower head was replaced in July 2025) and a tiled surround. With a UPVC double glazed frosted window providing natural light and a built in storage cupboard.

### WC

**4'6" x 2'5" (1.38 x 0.75)**

A separate WC is located beside the bathroom, fitted with a two piece suite comprising a WC and a wall mounted wash hand basin. With laminated flooring, this is ideal for those with children and visitors.

### Bedroom One

**14'8" x 11'6" (4.49m x 3.52m)**

A spacious double bedroom sits at the front of the property, with a large UPVC double glazed window with secondary glazing. This large and bright space, provides ample space for sizeable furniture, as well as providing the base for fitted wardrobes.

### Bedroom Two

**12'0" x 8'9" (3.67m x 2.67m)**

A second double bedroom sits off the main landing with a newly installed (July 2025) UPVC double glazed window overlooking the surrounding Lancashire Countryside. Alcoves either side of the chimney breast are utilised for storage, and a double panel radiator is mounted beneath the window.

### Second Floor Landing

### Loft Room

**13'5" x 11'6" to widest points (4.11m x 3.53m to widest points)**

A versatile loft room sits at the top of the property, with a UPVC double glazed window and access to two eaves storage spaces providing additional storage. The room would make an excellent home office space, a hobby room or an occasional Third Bedroom.

### Outside

To the front of the property, a low maintenance courtyard can be found, ideal for additional parking or potted planted. To the

rear to the property, a paved patio sits behind the house, ideal for alfresco dining whilst enjoying an open outlook across the Lune Valley and the surrounding Lancashire countryside. Located directly opposite to the rear, a detached garden can be found, providing an additional car parking space, beneath a handy wooden carport. A small path leads into the garden where a wooden workshop can be found with a covered porch area, as well as a mature garden providing purchasers once again with a blank canvas to create their own rural retreat. Bordered by mature bushes and established trees providing privacy, this area is perfect for enjoying a good book on a warm summers day.

### Services

Mains electric, mains gas, mains water and mains drainage.

### Tenure

Freehold.

### Council Tax

Band C - Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

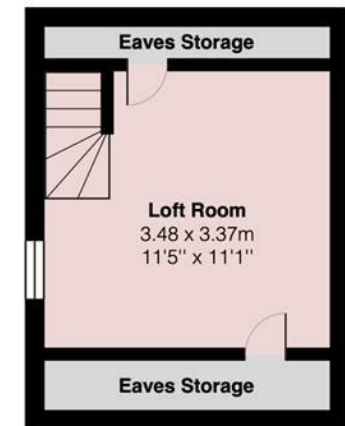
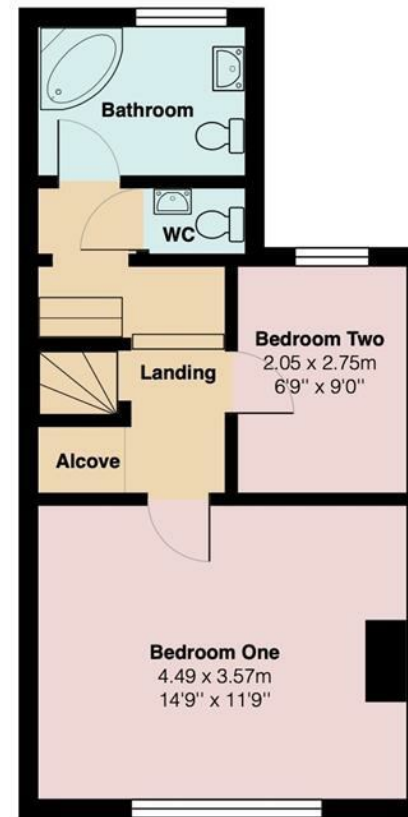
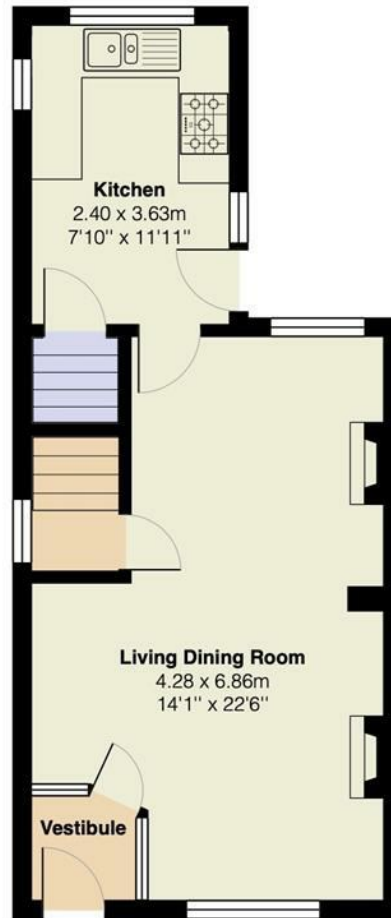
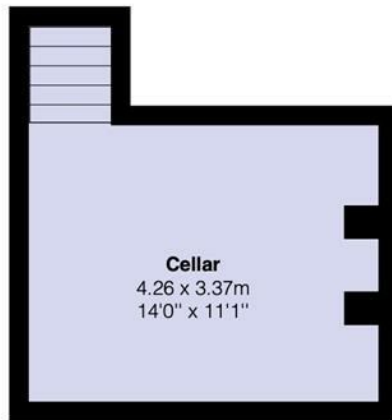




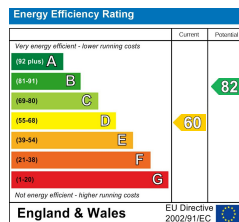








Total Area: 106.7 m<sup>2</sup> ... 1149 ft<sup>2</sup>



# Your Award Winning Houseclub

