

## 15 Esthwaite Gardens, Lancaster, LA1 3RG



**£285,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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Set on a generous corner plot with an extensive garden, this three-bedroom semi-detached home is tucked away at the end of a quiet cul-de-sac, offering a wonderful opportunity for families or first-time buyers alike.

Beautifully presented throughout, the property welcomes you into a warm and inviting home that has been well cared for. The stylish kitchen features integrated appliances and a Smeg cooker, while the ground-floor W.C. is a practical addition, especially for family living. To the rear, the spacious lounge and dining area is a fantastic entertaining space, filled with natural light and enjoying lovely views over the garden.

Upstairs, the first floor offers three well-presented bedrooms along with a modern family bathroom.

Externally, the property benefits from off-road parking at the front with access to the garage. The fully enclosed rear garden is a real highlight, a spacious and tranquil outdoor space that wraps around the property, featuring a decked patio area and lawn, ideal for relaxing or entertaining.

The location is equally impressive. You are just a short stroll from Lancaster city centre, while excellent local schools – including Christ Church Primary School and Lancaster Royal Grammar School – are all within walking distance. For commuters, there is convenient access to the M6, and the beautiful Williamson Park is quite literally on your doorstep, offering stunning walks and views across Lancaster and beyond.

## Entrance Hallway



Laminate floor, radiator, and stairs to the first floor.

## Cloakroom



Double-glazed window to the front, wash hand basin, heated towel rail, tiled floor, W.C.

## Kitchen



Double-glazed window to the front, a range of crafted cabinets finished in a soft grey with complementary work surfaces, Smeg four-ring gas hob and electric cooker, extractor hood, enamel sink, integrated dishwasher, cupboard housing Vaillant combi boiler, integrated fridge/freezer, tiled floor, radiator.

## Lounge/Diner



Double glazed Patio doors to the garden, inset coal-effect gas fire, understairs storage cupboard, carpeted floor, radiator.

## First Floor Landing



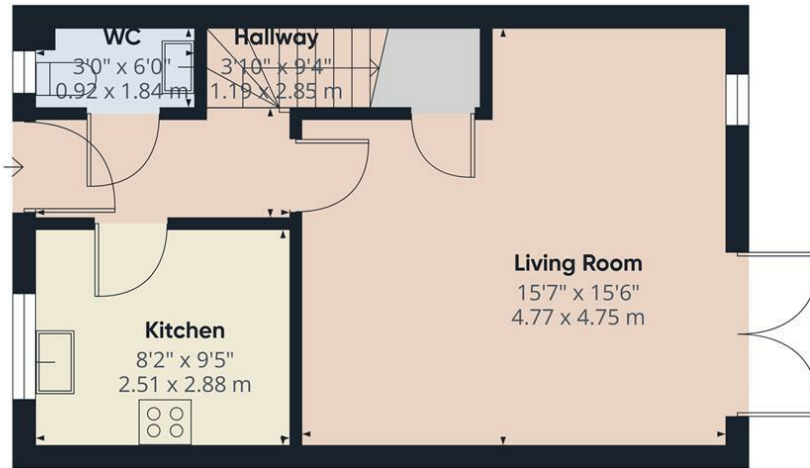
Access to the loft, built-in linen cupboard, carpeted floor.

## Bedroom One

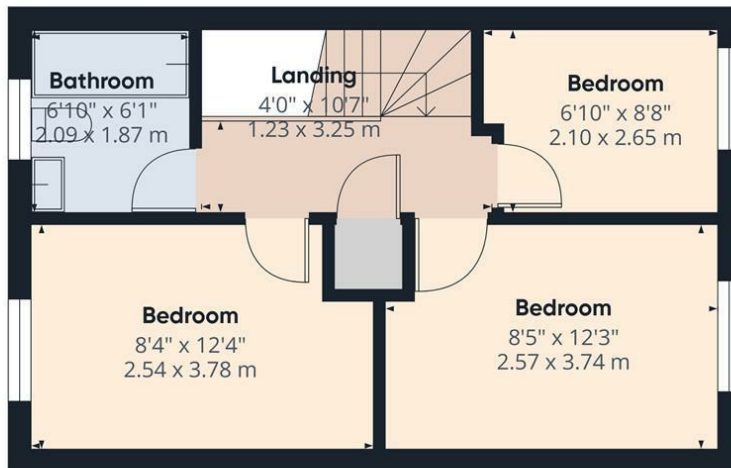


Double-glazed window to the front, carpeted floor, radiator.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
727 ft<sup>2</sup>  
67.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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