HOUSECLUB
ESTATE AGENCY

**128 Ambleside Road, Lancaster, LA1 3ND**

**£190,000**

## Inside The Home

Upon entering the property, the Entrance Hall provides access to the ground floor accommodation, with stairs rising to the first floor. The stylish Living Room provides a welcoming space, centred around an attractive electric fireplace which creates a cosy focal point to the room. Opening into a Dining Room, this offers ample space for everyday living, with UPVC double glazed French doors providing direct access to the rear garden and allowing plenty of natural light into the room.

The wraparound Kitchen is fitted with a range of wall and base units with complementary worktops over, and a selection of fitted appliances which include a four-ring induction hob with extractor above and oven below, as well as space for a fridge freezer, plumbing for a washing machine and dishwasher, as well as space for a tumble dryer. A UPVC double glazed door provides access to the front of the property, with a handy breakfast bar and cloaks cupboard.

To the first floor, three generous Bedrooms provide comfortable and versatile accommodation, coupled with a selection of built in wardrobes. A useful built-in storage cupboard provides valuable additional storage on the landing, while the three-piece Bathroom suite is complemented by attractive tiling.

Overall, this is a well-proportioned and thoughtfully improved three bedroom home, offers comfortable living accommodation, useful modern features, in a quiet, central location.

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

Located in the popular Ridge area of Lancaster, this incredible family home has everything and more. Within close proximity to the iconic Williamson Park and the River Lune, this superb home benefits from access to a highly regarded primary and secondary school, as well as simple access to the local Grammar Schools. With the M6 motorway and Lancaster City centre on its doorstep, its easy to see why it is a popular area. This beautiful home is serviced by a range of local shops, restaurants and larger national shops as well as a Lancaster Train Station providing instant access to the West Coast Mainline - perfect for those who commute.

## Let's Step Outside

Externally, the front garden is laid to lawn with low-maintenance borders, providing a pleasant approach to the property. To the rear is a fantastic tiered garden, offering a variety of areas to enjoy. A generous patio provides the perfect setting for alfresco dining and entertaining, while the astro turf area offers an ideal space for children to play. A generous wooden decking area completes the garden and provides the perfect spot for relaxing and enjoying a warm summer's day.

## Services

The property is fitted with a modern gas central heating boiler installed in 2021, and benefits from has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA772318.

## Council Tax

This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.

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

Snuggle
Snuggle

FIRST DAY

sportspower

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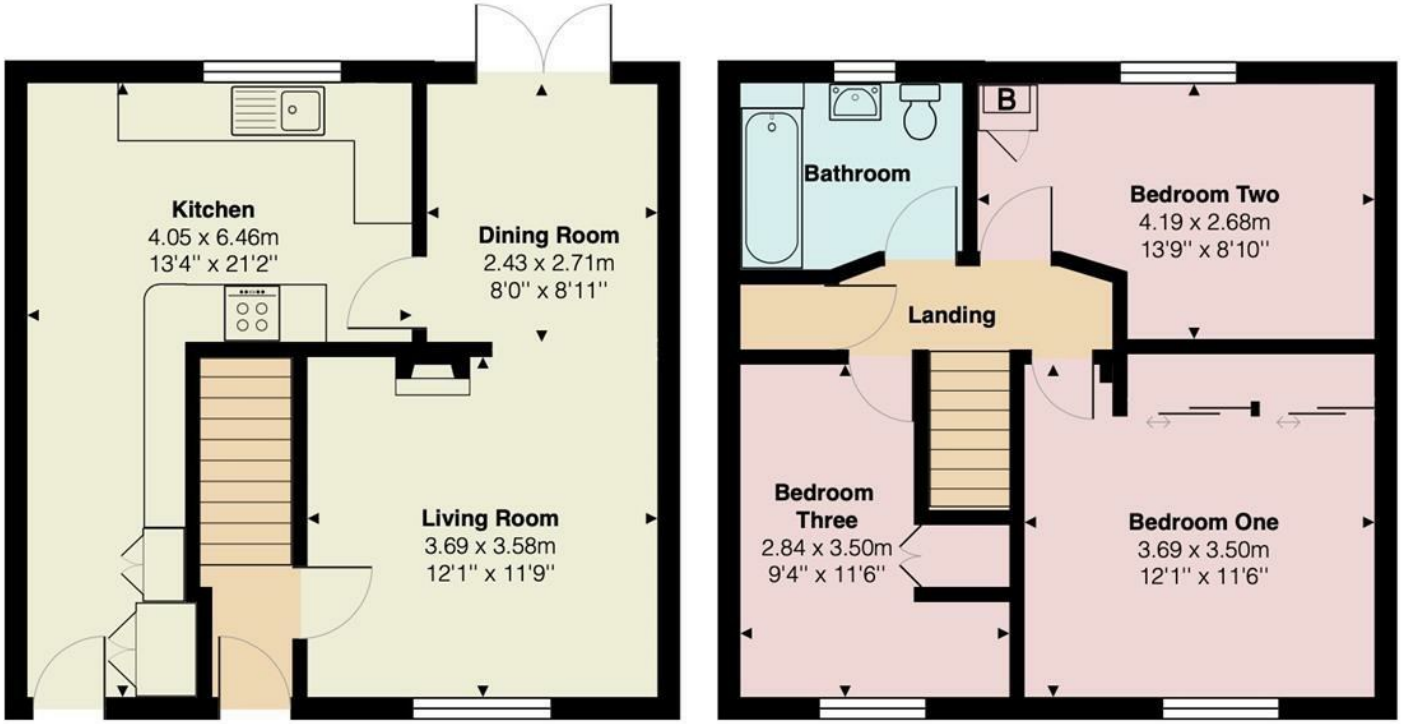
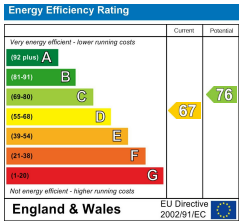



Total Area: 86.1 m² ... 927 ft²

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