

63 Crag Road, Lancaster

Lancaster

£225,000





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Lancaster

Open Field Views To The Front | Two Bedroom Semi | Driveway & Garage | Sun Room | Close To Schools | Real Community Feel
Council Tax band: B

Tenure: Freehold

- Open Field Views To The Front
- Two Bedroom Semi Detached Home
- Driveway And Garage
- Sun Room
- Two Reception Rooms
- Kitchen With Integrated Appliances
- Shed And Small Greenhouse
- Close To Schools
- Friendly Community Feel
- EPC Rating TBC and Council Tax Band B















The Property

Open the door and you will find a home that is easy to settle into. The sitting room is a comfortable place to unwind, the dining room is ready for family meals and get-togethers, and the sun room beyond adds a flexible extra space for relaxing or hobbies. The kitchen features integrated appliances for a neat, streamlined finish, and a ground floor WC and handy storage cupboard make daily life that bit easier. Upstairs, two bedrooms share a bathroom with both a bath and a shower. With 801 sq ft (74.4 sq m) to enjoy, the layout feels practical and welcoming, and the front of the home looks out over open fields.

Location

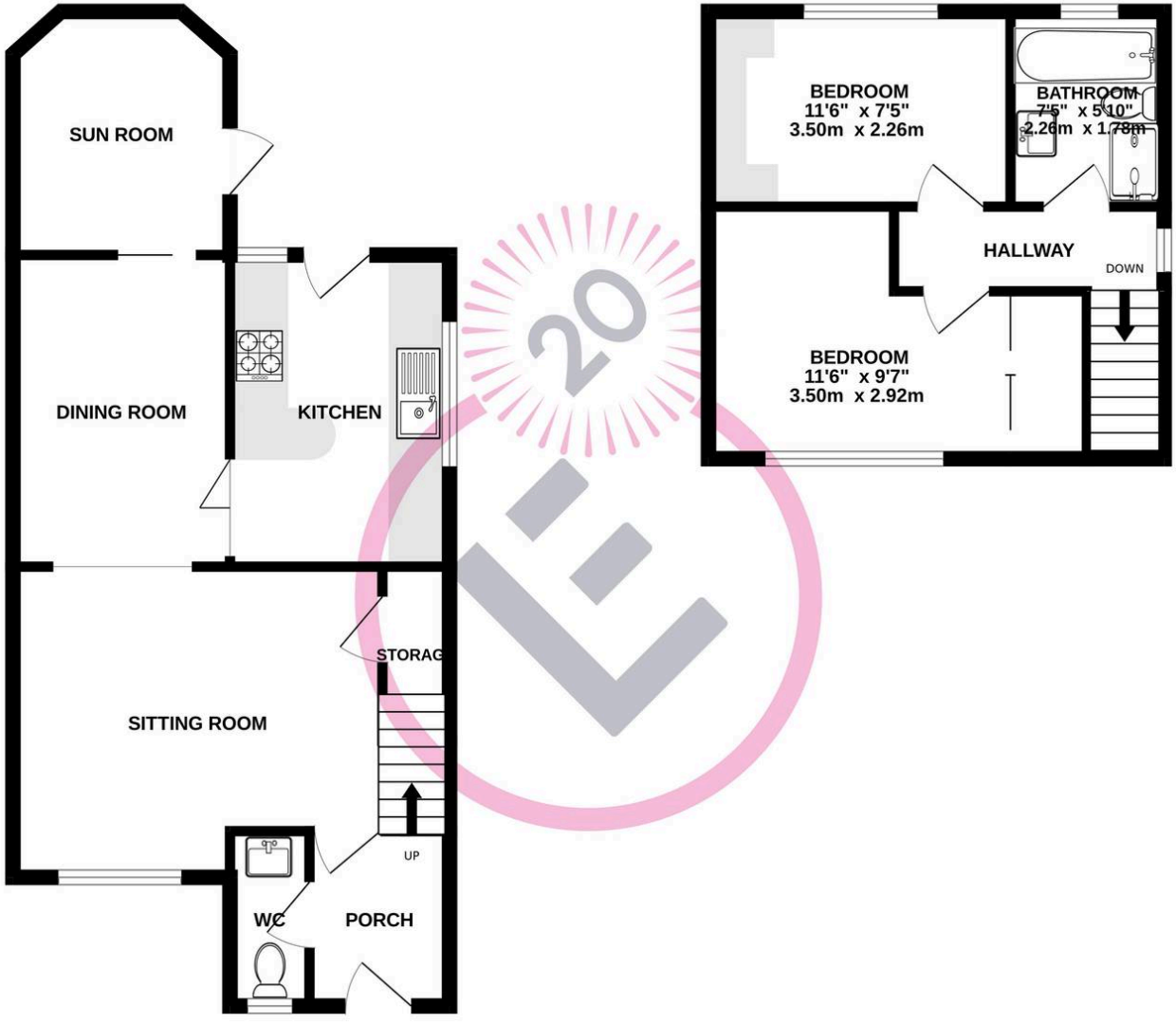
Crag Road sits on the edge of the Ridge, a neighbourhood with a genuine community feel where it is easy to feel at home. Schools are close by, which keeps the daily routine simple for families, and Williamson Park is nearby for walks and fresh air. Lancaster city centre, with its independent shops, cafes and restaurants, is within easy reach, and regular bus services make getting around straightforward.

Anti-Money Laundering Checks

As a regulated agency, we're required by law to carry out Anti-Money Laundering checks on all parties involved in a property transaction. To complete these checks efficiently, we use a trusted third-party provider, which carries a charge of £30 incl. VAT per person, payable by the purchaser. This is a standard industry requirement and helps keep the buying process safe and compliant for everyone involved.

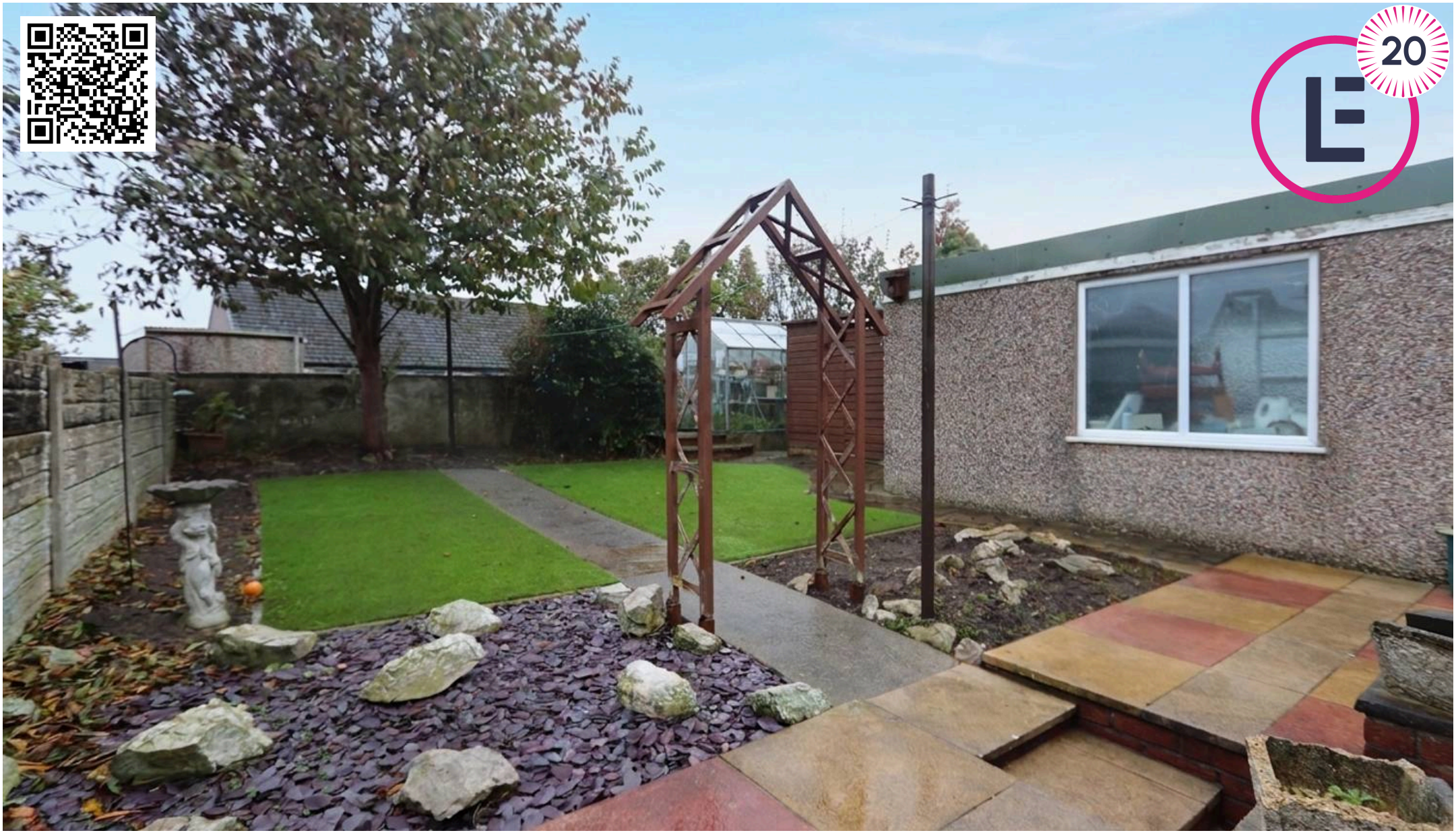
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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