





## Inside The Home

This well-presented three-bedroom semi-detached home offers comfortable family living, generous outdoor space, and excellent potential for buyers seeking a home in a convenient residential location. Entered via a UPVC double glazed door, the accommodation begins with a welcoming Entrance Hall, which leads into a cosy Living Room, centred around an attractive electric fire, creating a warm and inviting space to relax. To the rear of the property is a spacious kitchen can be found, fitted with a range of wall and base units with complementary worktops and integrated appliances which include, a four-ring gas hob with an extractor above and oven below, as well as plumbing for both a washing machine and dishwasher, together with space for an under-counter fridge. Adjacent to the Kitchen, a separate Dining Room completes the ground floor and provides an ideal space for family meals and entertaining, with UPVC double glazed French doors provides access to the rear garden, providing a seamless transition between indoor and out.

To the first floor are three well-proportioned bedrooms can be found, with the master Bedroom benefitting from a beach hut vibe, with feature wooden panelling to the ceiling and stunning fitted wardrobes. The second Bedroom also benefits from a built in wardrobe, and this floor is completed by a spacious family bathroom, with complementary tiling. A large loft access can be found on the Landing, with a handy drop down ladder.

Whether you are a family looking for more space or a professional couple looking for a convenient home, this incredible home provides options for many.

## Let's Step Outside

To the front of the property, a low maintenance garden can be found, with stone chippings and privacy hedging, adding to the property's kerb appeal. An attached large garage gives this home an excellent external storage area, providing ample space for appliances such as a tumble dryer and a fridge freezer, with off-road parking for one vehicle. To the rear, a substantial south facing enclosed garden offers an excellent space for little ones to run and play. The garden also features a built-in children's climbing frame, making it particularly

appealing to those with young children, whilst there is ample space for alfresco dining and planted borders for those with green fingered interests.

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

Situated in the popular Bowerham area of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools including the local Grammar Schools, shops and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away.

## Services

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

## Tenure

The property is Freehold. Title number: LAN98922.

## 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.







Total Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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