

30 Slaidburn Drive, Lancaster, LA1 4QX

30, Slaidburn Drive, Lancaster

The property at a glance

5 2 1

- End Terraced Property
- Five bedrooms
- Spacious Reception Room
- Kitchen Boasting Lovely Outlook
- Family Bathroom & Ground Floor Shower Room
- Generous Rear Garden - New Roof (2022)
- Tenure: Freehold
- Property Band: B
- EPC: D - New Combi Boiler Installed With 5 Year Warranty
- Schools, Amenities, Transport Links

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£215,000

Get to know the property



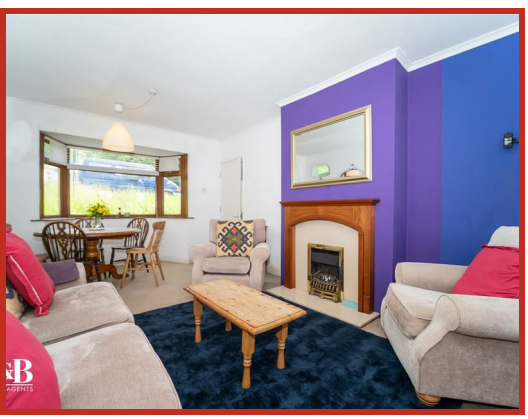


Nestled on Slaidburn Drive in the charming city of Lancaster, this large semi-detached house presents an excellent opportunity for both investors and families alike. Currently licensed as a five-bedroom House in Multiple Occupation (HMO), this property offers the potential to be transformed into a stunning four-bedroom family home, catering to a variety of living arrangements.

Upon entering, you are greeted by a delightful bay-fronted reception room. The contemporary kitchen, thoughtfully designed, overlooks a suntrap rear garden, providing a perfect setting for outdoor relaxation and entertaining. Do you want to grow your own veggies? Have a wildlife garden or just laze on the grass? This large south facing garden is a true gem, offering you your very own green space.

The property boasts five generously sized double bedrooms, with the fifth bedroom easily adaptable as a second reception room, allowing for flexible living options. The first floor features a well-appointed three-piece bathroom suite, while the ground floor is equipped with a modern shower room, ensuring convenience for all residents. There is a handy garden room which could make a girl/man shed or a garden office plus a much underrated but very useful outside loo!

Situated in a prime location, this home is in close proximity to local schools and amenities, making it an ideal choice for families seeking a vibrant community. With its spacious layout and potential for personalisation, this property is a must-see for anyone looking to invest in a versatile home in Lancaster. Don't miss the chance to explore the possibilities that await in this lovely residence.









Hall
UPVC double glazed door, central heating radiator, CO detector smoke alarm, plumbing for washing machine, space for dryer, door opens to kitchen, doors to reception rooms 1 &2, shower room, laminate floor, stairs to first floor.

Reception Room 1
UPVC double glazed bay window, 2 x UPVC double glazed windows, central heating radiator, fireplace with marble hearth with wood surround.

Reception Room / Bedroom 5
UPVC double glazed window, central heating radiator.

Kitchen
UPVC double glazed window, smoke alarm, coving, tiled splash back, range of wall, drawer and base units, extractor hood, 4 ring gas hob, wood effect laminate worktop, high rise electric oven, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge & freezer, tile floor, UPVC double glazed frosted door to rear.

Shower
Half tiled walls, extractor fan, electric single cubicle, lino floor.

Landing
Loft access, smoke alarm, UPVC double glazed window, central heating radiator, laminate floor.

Bathroom
2 x UPVC double glazed frosted windows, central heating radiator, tile walls, dual flush WC, vanity top with mixer tap, panelled bath with mixer tap, direct feed with overhead shower, lino floor.

Bedroom 1
UPVC double glazed window, central heating radiator, smoke alarm, laminate floor.

Bedroom 2
2 x UPVC double glazed windows, central heating radiator, laminate floor.

Bedroom 3
UPVC double glazed window, central heating radiator, laminate floor.

Bedroom 4
UPVC double glazed window, central heating radiator, smoke alarm, cupboard, laminate floor.

Disclaimer
*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





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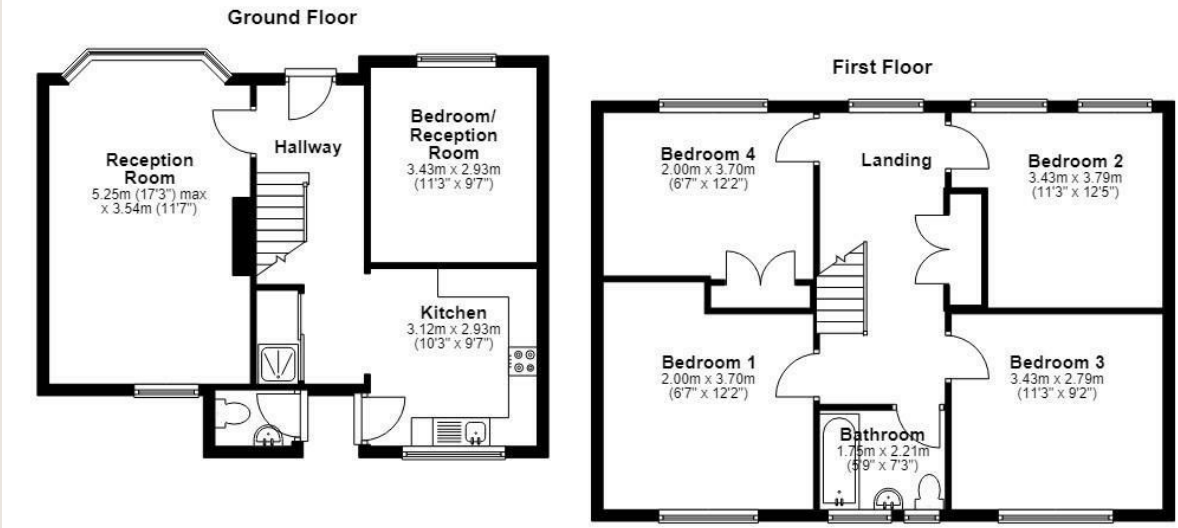
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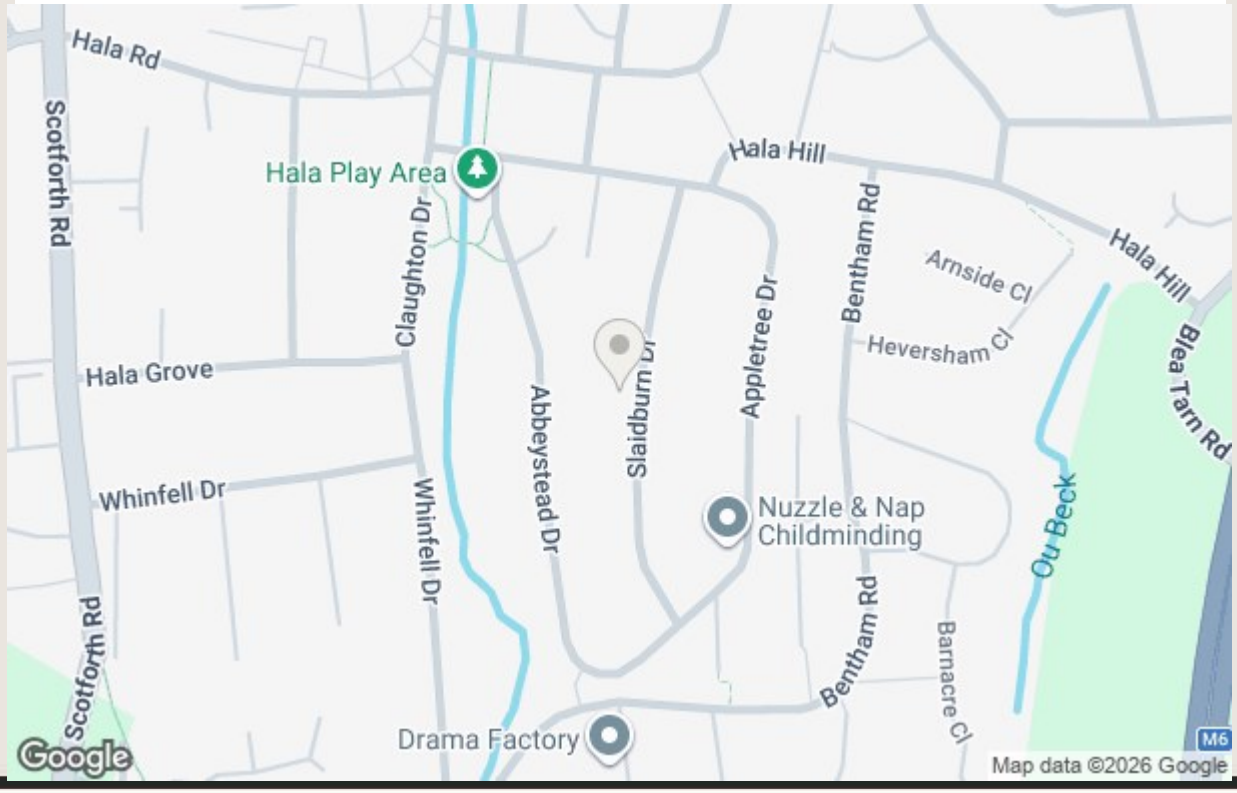




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