



**3 Bed  
House - Detached  
located in**

**Jennings**  
estate agents 

## 2 Ropewalk

### Lancaster

#### LA1 5WF



## Asking price £340,000

Welcome to this splendid detached house located on Ropewalk in Lancaster, a perfect blend of comfort and modern living. Spanning an impressive 1,001 square feet, this property boasts a well-designed layout that is both functional and inviting.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The house features three generously sized bedrooms, providing ample space for relaxation and personalisation. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The exterior of the property offers a single garage and parking for two vehicles, a valuable asset in today's busy world. The surrounding area is vibrant and offers a variety of local amenities, making it an excellent choice for families and professionals alike.

This delightful home is not just a place to live; it is a sanctuary where memories can be made. With its thoughtful design and prime location, this property is a must-see for anyone looking to settle in Lancaster. Don't miss the opportunity to make this house your new home.

#### **Entrance Hall**

Entrance doorway and stairs leading to the first floor landing. Radiator.

#### **Lounge**

10'2" x 18'1"

Double glazed window to the front aspect and uPVC French doors leading to the garden. Radiator.

#### **Dining Area**

8'2" x 9'3"

Double glazed uPVC window to the front and side aspect. Tiled flooring and radiator. Open plan to-

#### **Kitchen**

10'2" x 9'3"

Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Double electric oven, four ring gas hob and stainless steel extractor fan. Space for a fridge freezer and dishwasher. Double glazed uPVC window to the side aspect. Radiator. Down lights tiled flooring. Door leading to-

#### **Utility Room**

6'2" x 5'3"

Modern fitted wall and base units with contrasting work surface. Space for a washing machine and tumble dryer. Radiator. Tile flooring and door leading to the side pathway.

#### **Cloakroom / WC**

Modern two piece suite comprising; wash hand basin and low level WC. Radiator. Tile flooring.

#### **First Floor**

##### **First Floor Landing**

Double glazed uPVC double glazed window to the rear aspect. Over stairs storage cupboard. Radiator.

##### **Master Bedroom**

10'4" x 18'5"

(max)

Double glazed uPVC window to the front and side aspect. Two radiators and down lights. Door leading to-

##### **Ensuite Shower Room**

Modern three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Radiator.

##### **Bedroom Two**

8'4" x 10'8"

Double glazed uPVC window to the front and side aspect. Radiator.

##### **Bedroom Three**

9'3" x 7'7"

Double glazed uPVC window to the side aspect. Radiator.

##### **Bathroom**

Modern three piece bathroom suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Radiator.



### **Exterior**

Laid lawn garden to the front of the property and driveway to the side leading to the single garage. Enclosed rear garden with a large paved patio area and laid lawn.

### **Single Garage**

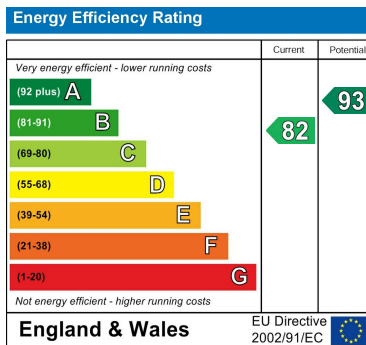
Up and over door, power and light.

### **Additional Information**

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Ropewalk, Lancaster, LA1 5WF



**EPC Rating: B**  
**Council Tax Band: D**

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

