





## Inside The Home

Entered via a UPVC double glazed door this leads into an Entrance Porch providing the perfect place for muddy boots. Proceeding into a welcoming Entrance Hall, this bright and spacious area, has stairs leading to the first floor and access to the living space of this fantastic family home. A large Living Dining Room can be found, centred around a feature fireplace. With dual aspect UPVC double glazed windows providing the room with ample natural light, a well proportioned Kitchen can be found located to the rear of the property. Installed in 2021, this room is fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring gas hob with an oven below, as well as space for a fridge freezer and plumbing for a washing machine. Completing the ground floor, a handy lean to Utility Store can be found with space for tumble dryer, and a rear door providing access to the garden area.

To the first floor, three generous Bedrooms can be found, with the master and second bedroom fitted with handy built in storage cupboards. Completing the ground floor, a new Shower Room installed in 2021 can be found, beautifully presented with an aqua board finish making it easy to clean and low maintenance.

Lovingly maintained during its time of ownership, this property has recieved new rendering and a reroof in 2020, a newly laid tarmac driveway approx 3 years ago, as well as a new Shower Room and Kitchen in 2021.

This fantastic home provides ample space for any growing family. With exceptional transport links on its doorsteps, and fabulous walks, this property offers something for everyone.

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

Located within walking distance of Lancaster City centre, Ashton Road provides excellent access to the wide range of amenities this great city has to offer. With a multitude of high street shops, restaurants, bars and supermarkets, as well as a doctors surgery and a pharmacy. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 20 minute walk away. Junction 34 of the M6 motorway provides

access further afield and can be accessed within 10 minutes. For those with children, there are a number of highly regarded primary and secondary schools with simple access to both the Girl and Boys Grammar Schools, located in the city centre.

## Let's Step Outside

To the front of the property, a generous tarmac driveway can be found providing off-road parking for two cars. A safe and secure side gate provides access to the rear of the property where a generous low maintenance garden can be found with an artificial lawn, planted boards, a stone chipped patio area and secure wooden fencing. Providing the perfect backdrop for allowing little ones to run and play, there is ample space for alfresco dining as well as a handy garden shed providing additional storage.

## Services

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

## Tenure

The property is Freehold. Title number: LA761966.

## Council Tax

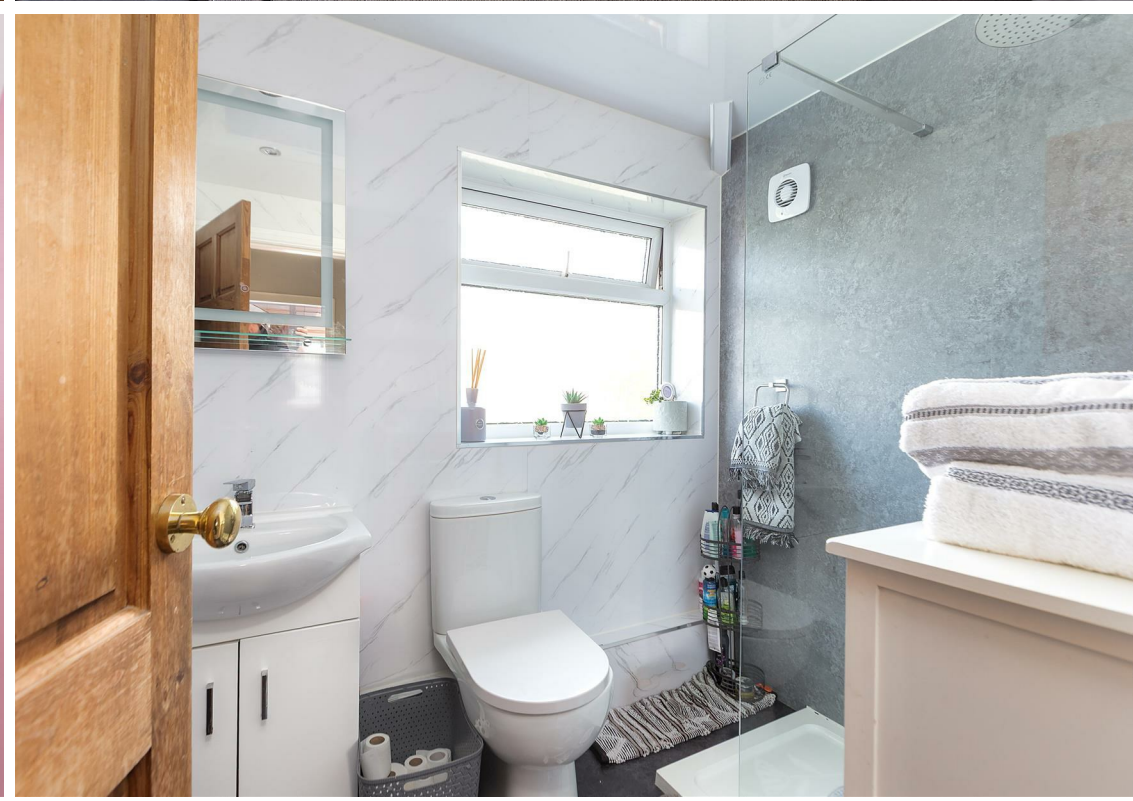
This home is Band B under Lancaster City Council.

## Viewings

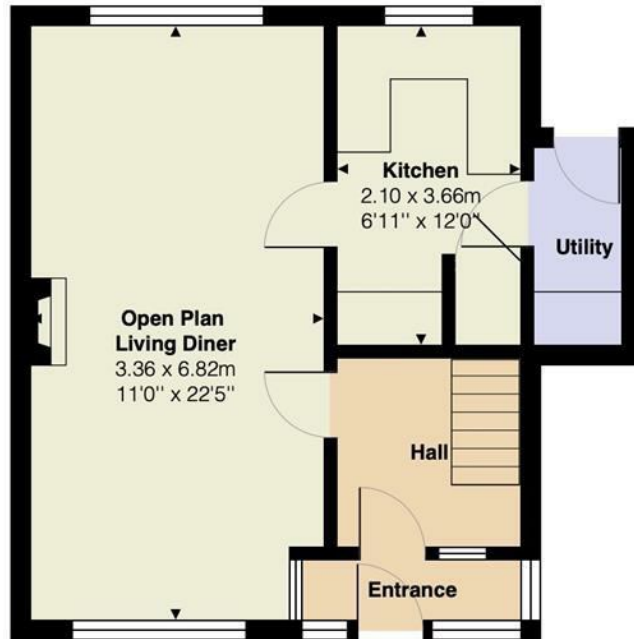
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		84
81-91	B		
69-80	C		
55-68	D	68	
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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