



22 Brock Close, Lancaster, LA1 2NP

Are you looking for the perfect starter home, with excellent access to the historic City of Lancaster? This fantastic two bedroom semi detached home offers just that. With a generous Living Room centred around an open fire place perfect for cosy nights in. Two well proportioned Bedrooms, as well as a bathroom and separate WC. To the front, off road parking can be found with a laid to lawn garden. To the rear, a secure garden can be found with a large summer house and secure fencing. Offered to the market with No Chain, don't miss out!

Inside The Home

Entered via UPVC double glazed door, this leads into a small Entrance Hall with stairs leading to the first floor and a handy ground floor WC, housing a gas central heating boiler. A generous Living Room can be found centred around an open fire place, perfect for cosy nights in. The Kitchen area is fitted with a range of wall and base units with complementary worktops over, with appliances including a freestanding electric oven with a four ring hob above. With plumbing for a washing machine and space for an under-counter fridge, freezer and tumble dryer. A useful understair storage cupboard can be found providing ample storage as well as a UPVC double glazed door providing access to the rear.

Stairs lead to a first floor, where two general Bedrooms can be found, both fitted with storage cupboards. A modern two-piece Bathroom suite can be found, with a built in storage cupboard, new PVC panelling and a UPVC double glazed window.

Offered to the market with No Chain, this spacious home is perfect for a range of buyers from first timers, young families and those looking to extend their rental portfolio.

Let's Take A Closer Look At The Area

Located in the north side of the city of Lancaster, this superb home lies close to a range of amenities including local convenience shops, schools both primary and secondary, as well as a doctors surgery and pharmacy. With excellent public transport links including local bus services providing easy access in and around Lancaster, and two motorway access points with the Bay Gateway and Junction 34 of the M6, this home is perfect for those who commute. Local idyllic

walks are accounted for, with Ryelands Park a short stroll away and the River Lune.

Let's Step Outside

To the front of the property, off-road parking for one car can be found, with a laid lawn garden and privacy hedging. To the rear, a generous enclosed garden can be found with a wooden decking area perfect for alfresco dining. A wooden summer house and secure fencing can also be found with a secure side gate and a handy storage shed.

Services

The property is fitted with gas central heating system and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA603773.

Council Tax

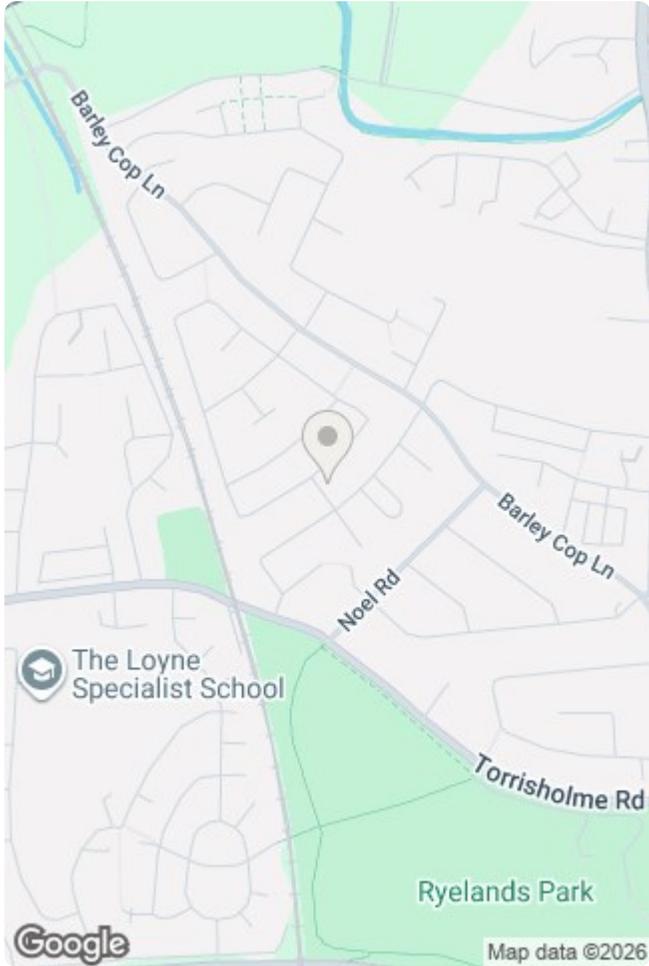
This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

