

18, Haverbreaks Place, Lancaster

The property at a glance 4 2 2

- Impressive Detached Home
- Four Bedrooms
- Open Plan Kitchen Diner
- Two Reception Rooms
- Beautiful Gardens
- Driveway & Detached Garage
- Tenure: Freehold
- Property Band: F
- EPC: E
- Highly Desirable Location

Get to know the property

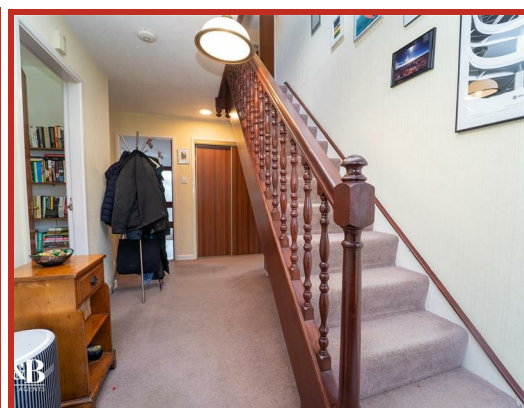


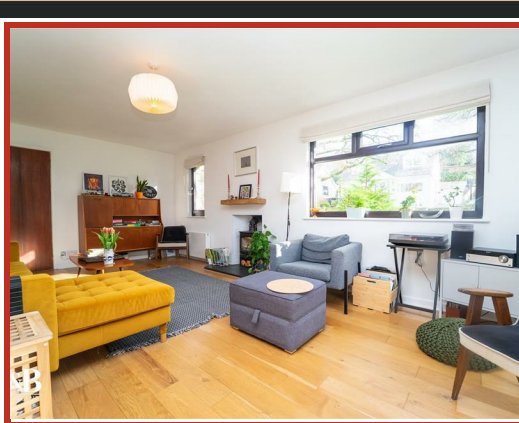
Nestled in the private estate of Haverbreaks, Lancaster, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed bathrooms ensure that morning routines run smoothly, providing ample facilities for all residents.

The location is particularly appealing, as it is situated close to a variety of local amenities. Residents will find shops, schools, and recreational facilities within easy reach, making daily life both convenient and enjoyable. The surrounding area boasts a friendly community atmosphere, perfect for those looking to settle in a welcoming neighbourhood.

This property presents an excellent opportunity for anyone seeking a family home in a desirable location. With its generous living space and proximity to essential services, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely house your new home in Lancaster.

For further information, please contact our office at your earliest convenience.





Entrance

2 x Single glazed frosted windows, wood front door, central heated radiator, doors to reception room 1, kitchen, bathroom, bedroom 1 and stairs to first floor.

Reception Room 1

2 x UPVC double glazed windows, wood double glazed sliding door leading out to the porch and garden, 2 x central heating radiators, wood burning stove, slate hearth, French door to reception room 2, wood floor.

Kitchen

3 x Wood double glazed windows, central heating radiator, range of wall, drawer and base high gloss units incorporating; 4 ring induction hob, extractor hood, built-in electric oven with warming drawer and microwave, composite sink, plumbing for dishwasher and washing machine, tiled floor, door to reception room 2. single glazed frosted door to patio.

Porch

2 X UPVC windows, UPVC sliding door to patio, tiled floor.

Bathroom 1

Wood double glazed frosted window, extractor fan, tiled walls, corner shower, panelled bath, mixer tap and rinse head, dual flush WC, wall mounted vanity mixer tap, central heated towel rail.

Bedroom 1

Wood double glazed window, central heating radiator, wood floor.

Bedroom 4

Wood double glazed window, central heating radiator.

First Floor Landing

Wood skylight, staircase to ground floor, doors to bedrooms 2,3 and bathroom, smoke alarm, storage closet.

Bathroom 2

Wood double glazed frosted window, central heating radiator, half tiling to complement, corner bath with mixer taps and rinse head, pedestal sink with mixer taps, dual flush WC, wood floor. door to walk-in storage.

Bedroom 2

2 x UPVC double glazed windows, central heating radiator, loft access.

Bedroom 3

Wood double glazed window, central heating radiator, 2 built-in storage closets.

Garage

Viessman Combi boiler, wood double glazed window, up and over door.

Front Garden

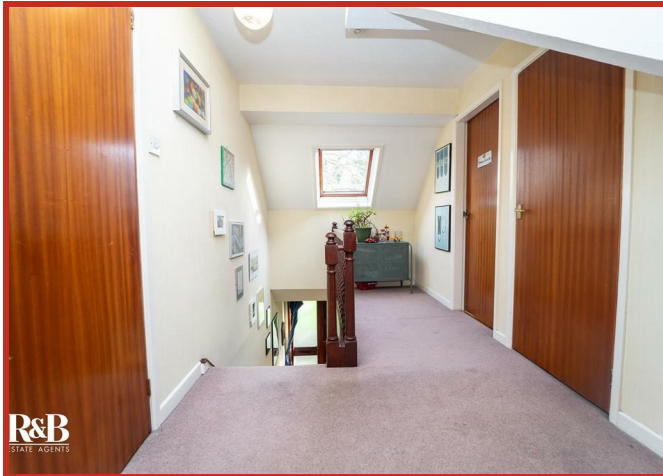
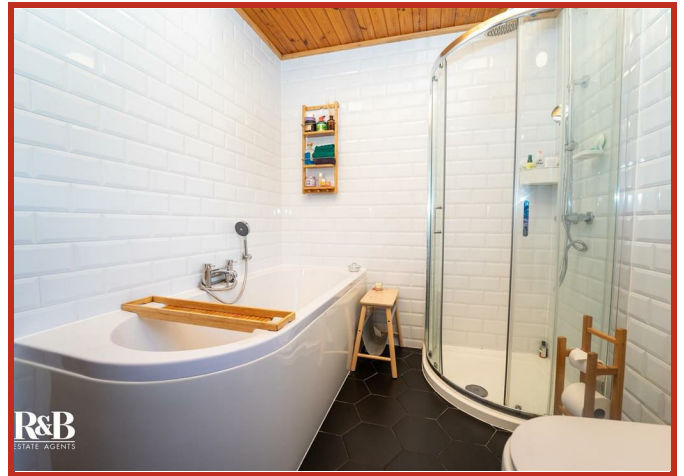
Tarmac drive, leading to garage, lawn. mature conifers and deciduous trees and flower beds.

Cottage Style Rear Garden

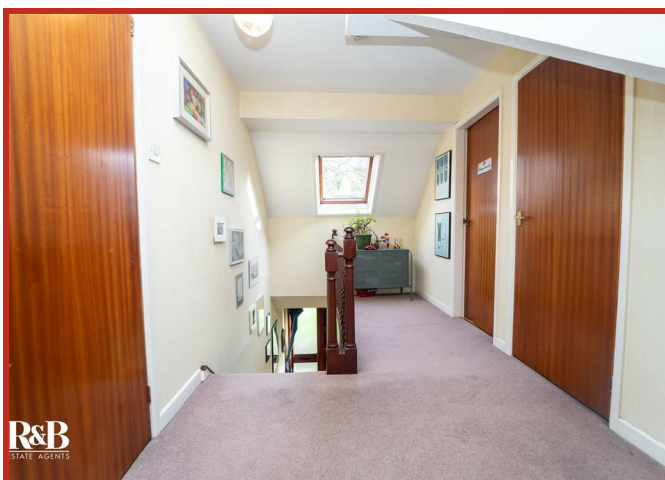
Private patio with a mature clematis and rose hedge,



18 Haverbreaks Place, Lancaster, LA1 5BH



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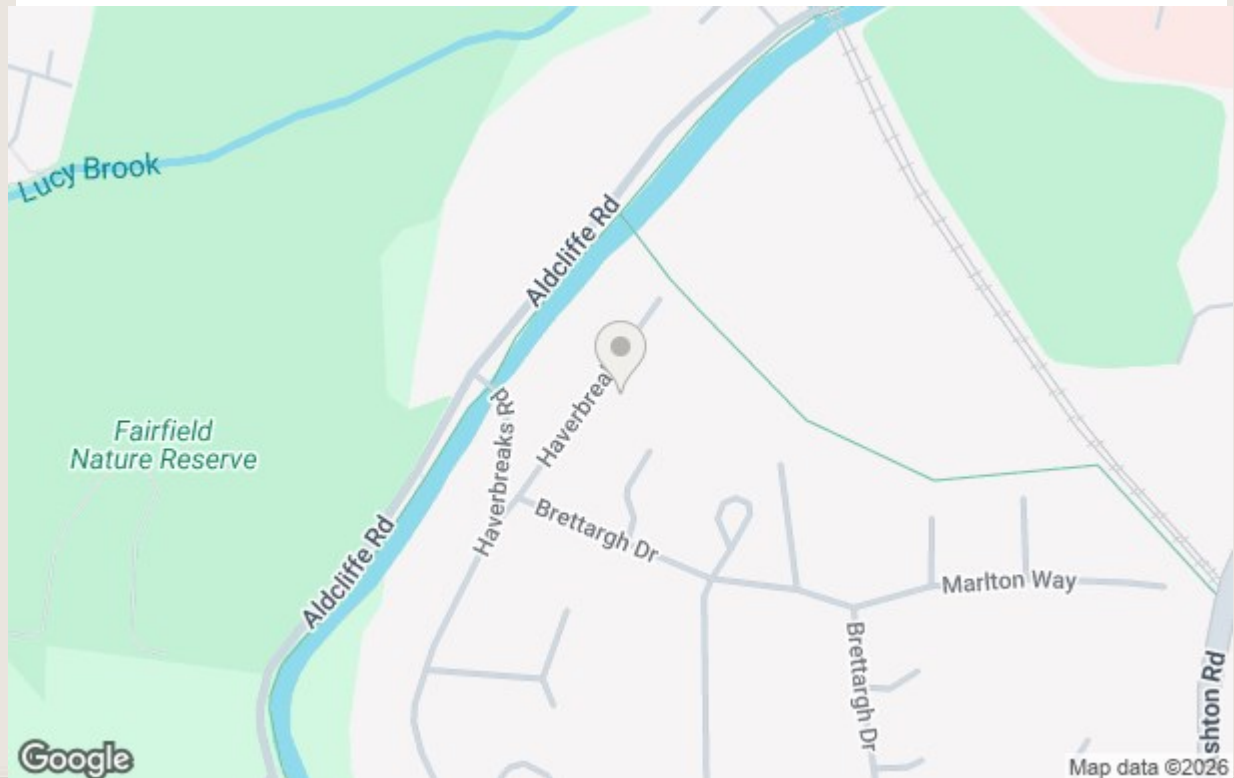
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (65-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	83 52
	England & Wales
	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (65-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	England & Wales
	EU Directive 2002/91/EC