





Inside The Home

Stepping through the Entrance door of this wonderful family home, you are instantly welcomed into a warm and inviting Entrance Hall, with stairs leading to the first floor and a handy ground floor WC. To the left, a beautifully appointed Kitchen can be found with a range of wall and base units providing ample storage. Fitted appliances include a four ring gas hob with extractor above and an oven below, as well as space for a fridge freezer and plumbing for a washing machine. To the rear of the property, a spacious yet cosy Living Dining Room can be found, perfect for quiet nights in, or entertaining the whole family. With a handy built in storage cupboard and UPVC double glazed French doors with matching side windows, this room provides a beautiful balance of allowing the outside to filter in, with ample natural light flowing into this home.

To the first floor, three generous bedrooms can be found, as well as a useful built in storage cupboard. A spacious family bathroom can also be found, as well as additional built in storage providing ample space for a growing family.

Let's Take A Closer Look At The Area

Fife Street sits in a quiet, discreet position providing excellent access to the wide range of amenities Lancaster has to offer. With a multitude of high street shops, restaurants, bars and supermarkets within walking distance, as well as highly regarded primary and secondary schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station and the M6 motorway less than a 10 minute drive away, providing access further afield.

Let's Step Outside

To the front of the property, off road parking for one car can be found, as well as useful Visitor parking directly across. A laid to lawn garden can be found with a planted border housing a beautiful blossom tree, with access to the side of the property providing access to the rear. To the rear, a laid to lawn garden can be found, with a paved patio area, providing the perfect backdrop for alfresco dining. With planted borders housing a magnificent 18 rose bushes, this sizeable garden has secure wooden fencing, and a useful garden shed providing further storage.

Services

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

Tenure

Leasehold - Held on a balance of 125 years starting on the 1st April 2018. With an annual ground rent and service charge of £309.81 per month, which covers maintenance of communal areas around the development. Title number: LAN207998.

Council Tax

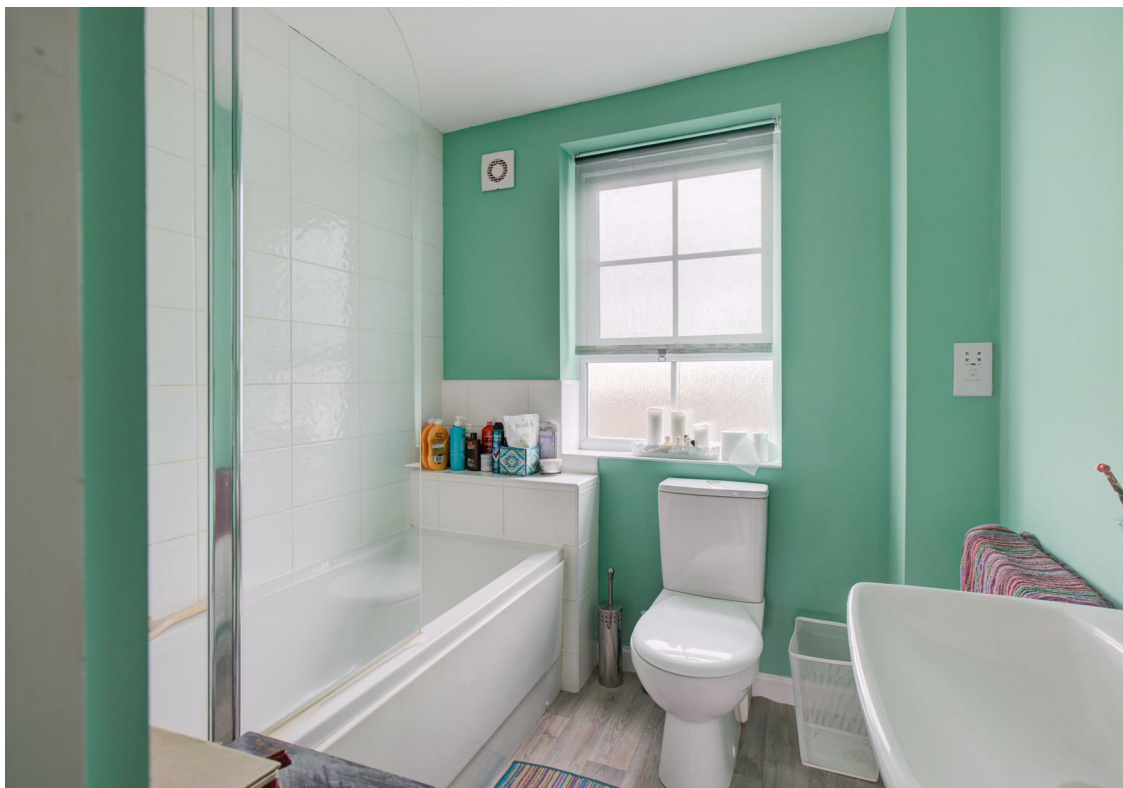
This home is Band C under Lancaster City Council.

Viewings

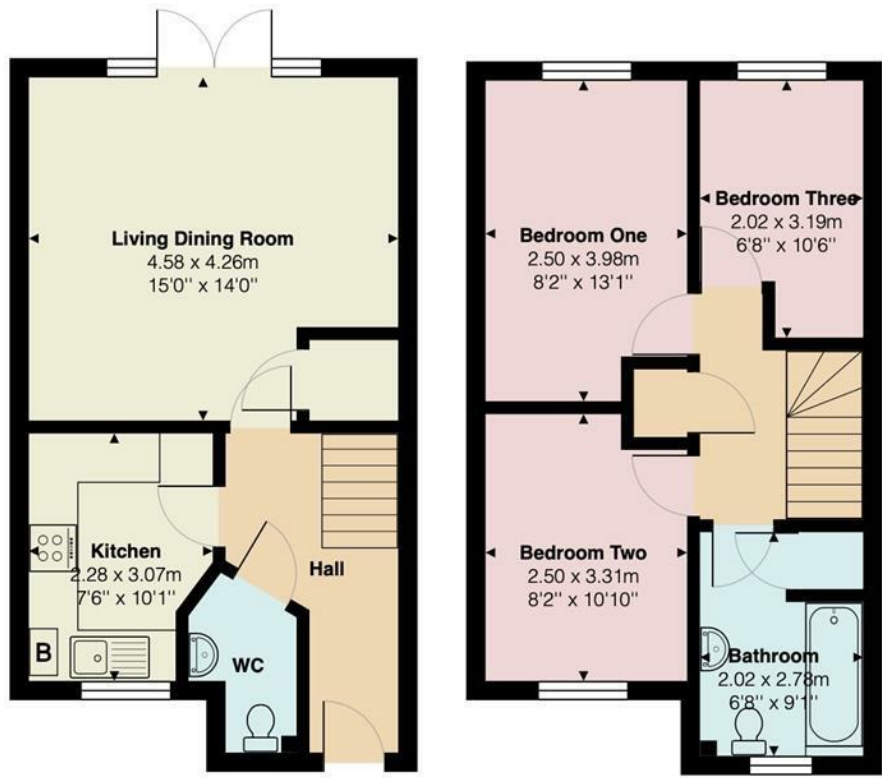
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 73.0 m² ... 786 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(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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