HOUSECLUB
ESTATE AGENCY

14 Willow Lane, Lancaster, LA1 5PP

Price £140,000

The accommodation.

This super home is accessible from the front elevation via the garden frontage and into a welcoming entrance porch. This opens into a tastefully appointed lounge, beyond which is a recently improved kitchen/ breakfast room. The first floor is larger than average and boasts three good sized bedrooms and a white three piece bathroom suite. The accommodation has all recently been re-decorated and re-carpeted giving a really nice feel and presenting a really good opportunity to move in and make things your own as time moves on.

Lets look outside..

The property has a lawned front garden with gated access and a flagged rear yard with a raised rockery bed, gated access and a purpose built storage shed. Whilst off street parking isn't designated there is good space behind the house to park one or twi vehicles.

The location

Ideally positioned in a convenient location, the property offers easy access to a wide range of local amenities. Lancaster city centre is within comfortable reach, providing an excellent selection of high street shops, cafés, restaurants, bars, and supermarkets. The area is well served by highly regarded primary and secondary schools, making it a popular choice for families. For commuters, regular local bus services operate nearby, while Lancaster’s West Coast Main Line railway station offers direct routes to major destinations. The M6 motorway is also easily accessible, allowing convenient travel further afield. With universities, schools, and everyday amenities all close at hand, this home is supremely well connected. It is also worth noting that Lancaster's iconic St Georges Quay is a short walk away - River walks are available as well as a few more popular bars and restaurants.

The situation

The property is available with full vacant possession and no onward chain.

Services

The property is serviced with gas, electricity, mains water and drainage. The boiler is situated in the kitchen and is around a year old and the windows are double glazed.

Tenure

The property is Freehold with title number LA650355.

Council Tax

Band A via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online or by contacting the agent for more information.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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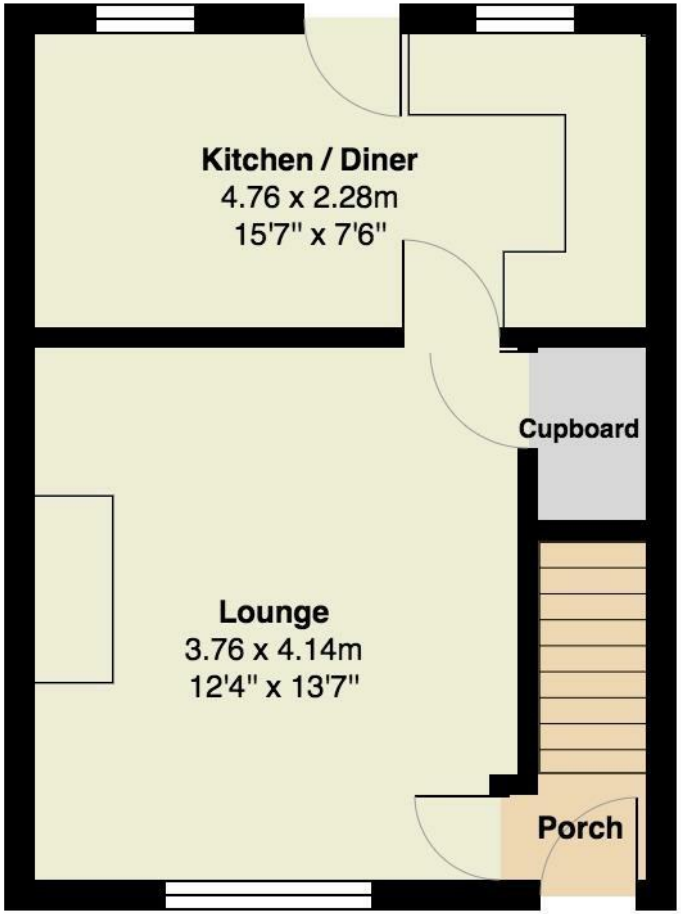

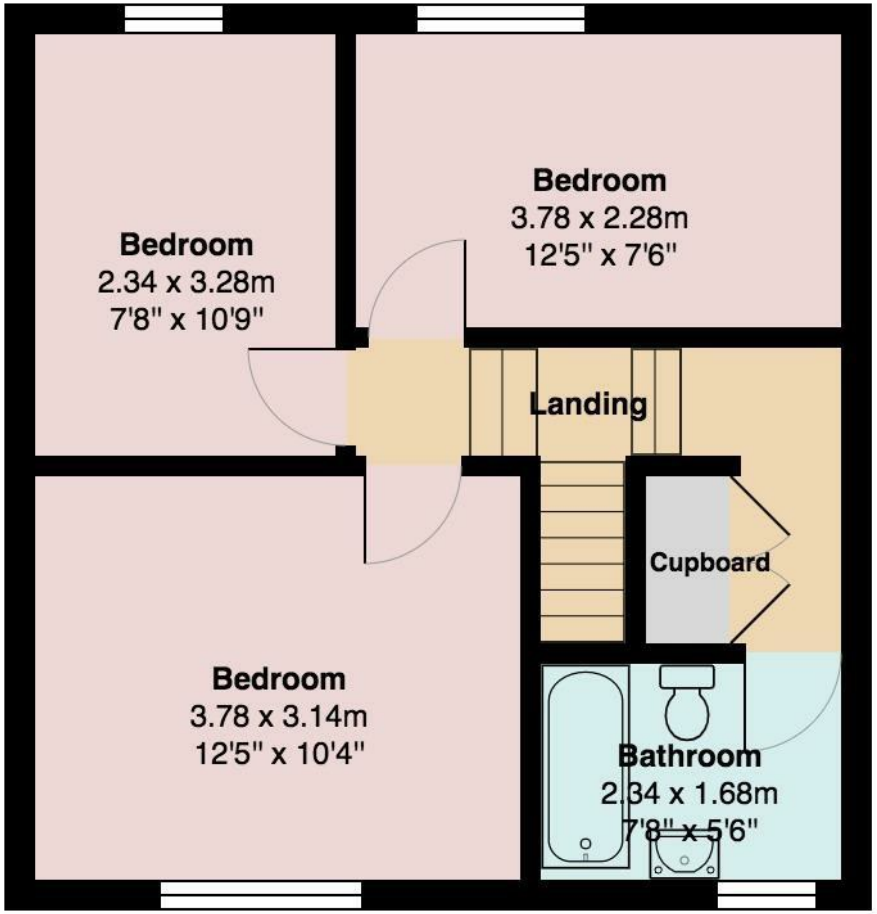

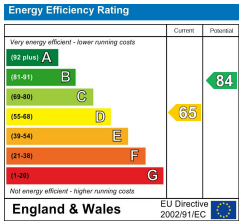

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Tel: 01524 771888
Email: info@houseclub.co.uk
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