

27 Parkfield Drive, Lancaster, LA1 4BT



£245,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Located on the highly sought-after Parkfield Drive in South Lancaster, this three-bedroom semi-detached home offers spacious and versatile accommodation in a location popular with families, with excellent access to local schools, transport links, Williamson Park, and Lancaster city centre.

Upon entering the property, you are welcomed into a comfortable lounge, creating a lovely space to relax and unwind. The ground floor also benefits from an additional reception room, offering excellent flexibility and lending itself perfectly as a home office, playroom, snug, or even an occasional fourth bedroom depending on individual needs.

To the rear of the home is a spacious kitchen/diner, providing a sociable area for everyday family living. Patio doors open directly onto the enclosed rear garden, which has been fully decked to create a low-maintenance outdoor space ideal for seating, entertaining, and enjoying the warmer months.

The first floor offers three well-proportioned bedrooms alongside a family bathroom. The property has clearly been cared for over the years and, while some buyers may choose to modernise areas to suit their own style, it provides an excellent opportunity to create a long-term family home in a fantastic location.

Externally, the property benefits from driveway parking, along with a garden area to the front. Set within the highly sought-after Bowerham area, this is a fantastic opportunity for families or buyers looking for a well-located home with versatile living space and excellent amenities close by.

Entrance Hallway



Double glazed window to front, partially tiled, partially carpeted, stairs to first floor, radiator, Worcester combi boiler.

Lounge



Carpeted, radiator, double glazed window to front, original cast iron fireplace with marble hearth and wooden mantle.

Office/Bedroom Four



Carpeted, radiator.

Kitchen/Dining Room



Part carpeted, part tiled flooring, radiator, large double glazed window to rear, double glazed patio door out to decked garden, size door access to outdoor storage room, under stairs storage cupboard, range of matching wall and base units, tiled backsplash, gas hob with extractor hood, space for freestanding fridge/freezer, space for under counter washing machine and dishwasher.

Outside



Large decked garden, outdoor tap, access to outdoor storage room down side of property.

First Floor Hallway



Carpeted, double glazed window to side, loft access.

Bathroom



Vinyl flooring, tiled walls, frosted double glazed window to rear, bath with overhead shower, wash hand basin and W.C.

Bedroom Three



Carpeted, radiator, double glazed window to front, built in storage cupboard.

Bedroom One



Carpeted, large double glazed window to front, radiator.

Bedroom Two



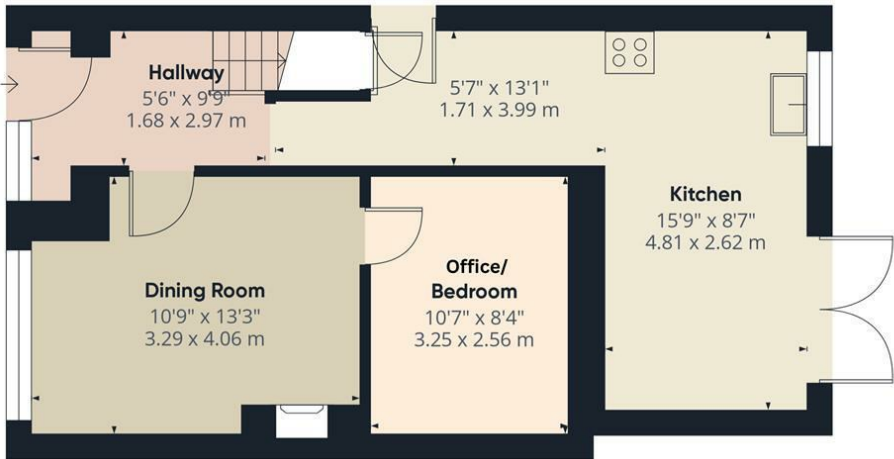
Carpeted, double glazed window to rear, built in storage cupboard, radiator.

Useful Information

Tenure Freehold

Council Tax Band (B) - £1,914.17

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor



Floor 1

Approximate total area⁽¹⁾
828 ft²
76.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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