HOUSECLUB
ESTATE AGENCY

37 Windermere Road, Lancaster, LA1 3EX

£235,000

The Accommodation

This fabulous home boasts a cosy yet spacious lounge, with a solid inglenook fireplace at its heart. This flows beautifully into the versatile and tastefully presented dining room/second reception room. The ground floor is completed by the small yet stylish galley style kitchen, replete with contemporary finishes and state of the art fittings. The first floor hosts the primary bedroom, the first of three doubles and the gorgeous family period style bathroom with a cast iron bath, low flush WC and pedestal wash hand basin with tiled splash backs. The second floor offers two further double bedrooms, each well appointed and each offering a great insight into how a family can grow into a home in this superb location. The accommodation is completed by the very handy basement.

Lets Look Outside

The property has courtyard frontage with gated access and to the rear is an extensive lawned garden and a patio, ideally positioned for the evening sun. Lovely!

The Location

One of Lancaster's most desirable areas, the Freehold district offers period homes with gardens, within walking distance of the bustling centre of Lancaster as well as being a short walk away from the iconic Williamson Park and Ashton Memorial. The city affords a range of high street shops, restaurants, bars and supermarkets, as well as highly regarded schools, the award winning universities of Lancaster & Cumbria, the Royal Infirmary Hospital and the very handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city and further afield, the M6 motorway lies under two miles away with both junctions 33 and 34 accessible by car.

The Situation

The property has been fully renovated over the past three to four years and is now offered with no onward chain and full vacant possession.

Works Done by Current Owner

The house has been re-plumbed, has an 'almost' new boiler with guarantee, it has been rewired with guarantee, FENSA guaranteed new triple glazed windows and doors and a guaranteed wood burner including official installation.

Services

The property is serviced with gas, electricity, mains drainage and water. There is a gas central heating boiler, the windows have been triple glazed and the loft benefits from additional insulation. Indeed the energy efficiency rating of C is very good for a home of this type and style.

Tenure

The property is Freehold with title number LAN255860.

Council Tax

Band A via Lancaster City Council.

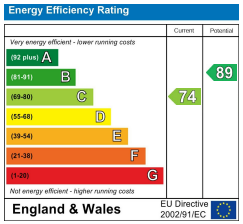
Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online - contact our estate agency office if a full copy is required.

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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