



**3 Bed
House - Detached
located in**

Jennings
estate agents

2 Ropewalk Lancaster LA1 5WF



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Asking price £320,000

Welcome to this splendid detached house located on Ropewalk in Lancaster, a perfect blend of comfort and modern living. Spanning an impressive 1,001 square feet, this property boasts a well-designed layout that is both functional and inviting.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The house features three generously sized bedrooms, providing ample space for relaxation and personalisation. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The exterior of the property offers a single garage and parking for two vehicles, a valuable asset in today's busy world. The surrounding area is vibrant and offers a variety of local amenities, making it an excellent choice for families and professionals alike.

This delightful home is not just a place to live; it is a sanctuary where memories can be made. With its thoughtful design and prime location, this property is a must-see for anyone looking to settle in Lancaster. Don't miss the opportunity to make this house your new home.

Entrance Hall

Entrance doorway and stairs leading to the first floor landing. Radiator.

Lounge

10'2" x 18'1"

Double glazed window to the front aspect and uPVC French doors leading to the garden. Radiator.

Dining Area

8'2" x 9'3"

Double glazed uPVC window to the front and side aspect. Tiled flooring and radiator. Open plan to-

Kitchen

10'2" x 9'3"

Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Double electric oven, four ring gas hob and stainless steel extractor fan. Space for a fridge freezer and dishwasher. Double glazed uPVC window to the side aspect. Radiator. Down lights tiled flooring. Door leading to-

Utility Room

6'2" x 5'3"

Modern fitted wall and base units with contrasting work surface. Space for a washing machine and tumble dryer. Radiator. Tile flooring and door leading to the side pathway.

Cloakroom / WC

Modern two piece suite comprising; wash hand basin and low level WC. Radiator. Tile flooring.

First Floor

First Floor Landing

Double glazed uPVC double glazed window to the rear aspect. Over stairs storage cupboard. Radiator.

Master Bedroom

10'4" x 18'5"

(max)

Double glazed uPVC window to the front and side aspect. Two radiators and down lights. Door leading to-

Ensuite Shower Room

Modern three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Radiator.

Bedroom Two

8'4" x 10'8"

Double glazed uPVC window to the front and side aspect. Radiator.

Bedroom Three

9'3" x 7'7"

Double glazed uPVC window to the side aspect. Radiator.

Bathroom

Modern three piece bathroom suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Radiator.



Exterior

Laid lawn garden to the front of the property and driveway to the side leading to the single garage. Enclosed rear garden with a large paved patio area and laid lawn.

Single Garage

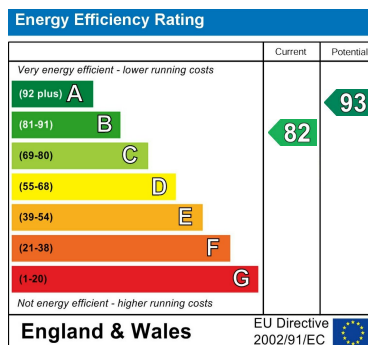
Up and over door, power and light.

Additional Information

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Ropewalk, Lancaster, LA1 5WF



EPC Rating: B
Council Tax Band: D

DIRECTIONS

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