





Inside The Home

Stepping through the entrance door, you lead into a spacious living room, fitted with a UPVC double glazed window filling the room with ample natural light. This room provides ample scope for creating a warm and welcoming space, perfect for cosy nights in. Proceeding through the Kitchen, this room is fitted with a range of wall and base units providing ample storage, with integrated appliances including a four ring hob, with an extractor hood above and a high rise double oven, with plumbing for a washer and space for a fridge freezer. A UPVC double glazed door provides access to the large rear with stairs providing access to the first floor.

Located on this floor, two generous bedrooms can be found, proving ample space for rest and relaxation. A large three piece bathroom suite can also be found.

This superb starter received a new roof approximately 12 years ago, with the gas central heating boiler being replaced at the same time. Requiring modernisation and a little TLC, this superb home provides a plain canvas for creating a dream home.

Let's Take A Closer Look At The Area

Located near the banks of the River Lune, this superb property has excellent access to both town and country. With a range of amenities on its doorstep including a doctors surgery, pharmacy, two convenience shops and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access local and further afield, with the M6 motorway a 10 minute drive away and the west coast mainline train station.

Let's Step Outside

To the front of the property there is on road parking. To the rear, a large rear yard can be found providing the perfect place for potted plants, alfresco dining and family BBQ's on a warm summers day. Two handy outhouse store rooms can be found, as well as a ginnel providing handy access to the front of the property.

Services

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

Tenure

The property is Freehold. Title number: LAN75698.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

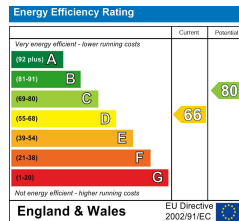
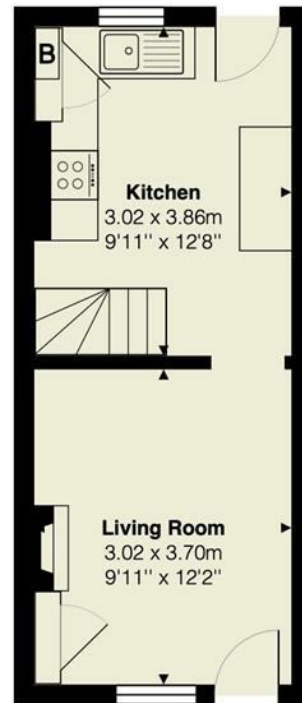
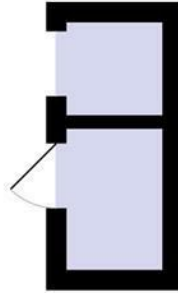
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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