



36 Thirlmere Road, Lancaster, LA1 3LG

**£154,995**



## The accommodation

The property, with its simplistic design and floor layout boasts spacious rooms to suit a professional couple, a young family or a wealth of other types of potential buyer. You access at the front under the sheltered storm porch, through the front door into the welcoming reception hall. The lounge/dining room is spacious and well presented with natural light from both front and back giving it a real light, airy feel. The ground floor is completed by the modern fitted kitchen. Up on the first floor are two well proportioned bedrooms and a three piece fitted bathroom suite.

## The kitchen

The contemporary kitchen boasts wall and base units with tiled splash backs, a single sink and drainer, a gas cooker point, space for appliances, electricity points and a uPVC double glazed window to the rear elevation.

## Let's look outside

The property has courtyard frontage and a private and secure rear garden which is tiered and has something for all seasons. A patio area, lawned garden and vegetable plots for those looking to grow their own at home. A lovely space. Parking is on street as well as in the first come first served car park which runs opposite and along the road.

## The situation

The property is offered with vacant possession and no onward chain. Some items of fixtures and fittings may remain and could be available upon completion if discussed prior.

## The location

Thirlmere Road sits within the Ridge area of the city and is within walking distance of the city centre. The Royal Lancaster Infirmary, the University of Cumbria, Williamson Park and the Ashton Memorial are all walkable and there are superb transport links, landmarks and amenities aplenty. The Train Station sits on the West Coast mainline meaning a number of highly popular cities are a direct train away. Junctions 34 of the M6 and the Bay Gateway Heysham M6 link are a short drive away too. The city hosts a wide range of shops, bars and restaurants. Schooling must also not be underrated here with many highly rated options available in close proximity.

## Services

The property is serviced with gas (the Vaillant boiler is in the cupboard on the landing), electricity and mains water and drainage.

## Tenure

The property is Freehold.

## Council Tax

Band A via Lancaster City Council.

## Viewings

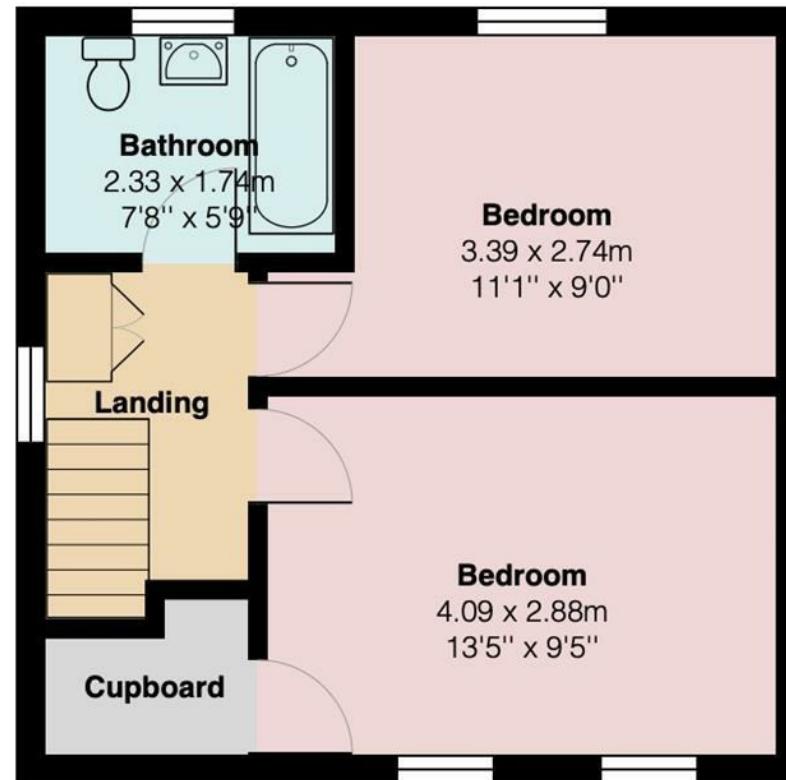
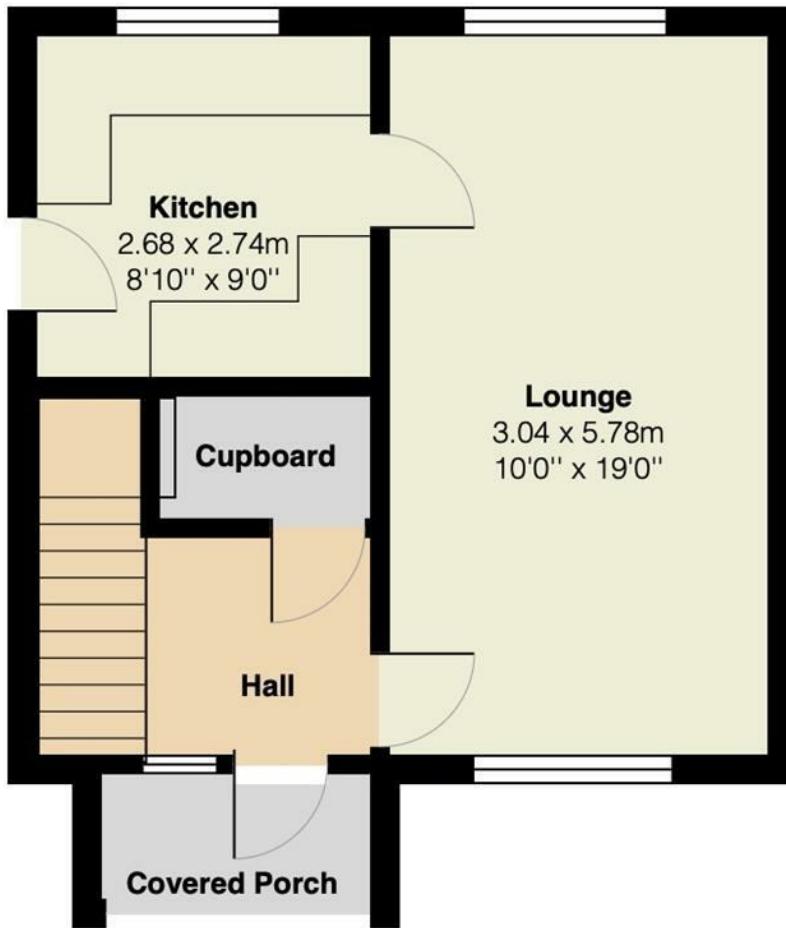
Strictly by appointment via Houseclub Estate Agents.

## Energy Performance Certificate

To be available online with all further queries to be directed to our sales office.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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