





## Inside The Home

Located a stones throw away from the historic city of Lancaster, this stunning home has been extensively renovated throughout. With a full rewire, a newly installed central heating system and gas boiler, as well as a new kitchen, a stylish new bathroom, newly plastered and decorated throughout. No stone has been left unturned.

As you enter this beautiful home, you lead into a welcoming Entrance Hall, with stairs leading to the first floor. Two light and bright reception room await, with ample space for relaxation and entertaining. The Dining Room leads into a stylish Kitchen, fitted with a range of wall and base units, with integrated appliances including a four ring hob, with extractor hood above and an oven below, as well as an integrated fridge freezer. With plumbing for a washing machine, plumbing for a dishwasher and a UPVC double glazed door providing access to the rear.

To the first floor, three generous bedrooms can be found, immaculately presented throughout, with the main bedroom located at the front of the home. With a superb three-piece bathroom suite, providing the perfect place to rest and relax.

This beautiful home is move in ready and provides a perfect blank canvas for a multitude of buyers. From first time buyers, young professionals and young families, move in to this turn key home with ease.

## Let's Take A Closer Look At The Area

Located on Cavendish Street in South Lancaster, this incredible home is furnished with a plethora of local and national shops, eateries and pubs, as well as a range of local landmarks such as Lancaster Castle and Police Museum. There are also a range of doctors and dentists surgeries, as well as a range of transport links including the West Coast Mainline Train Station of Lancaster a mere 10 minute walk away, the M6 Motorway as well as plenty of local bus links. With a range of highly regarded primary and secondary schools including the local Grammar Schools, two universities and simple access to the Royal Lancaster Infirmary, this home caters for all.

## Let's Step Outside

To the front of the property, on street parking can be found with a spacious rear yard providing ample space for potted plants, as well as a sizeable table, perfect for alfresco dining.

## Services

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

## Tenure

The property is Freehold. Title Number:

## Council Tax

This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

| Energy Efficiency Rating                    |  | Current                 | Possible |
|---|--|-------------------------|----------|
| Very energy efficient - lower running costs |  |                         |          |
| (92 plus) <b>A</b>                          |  |                         |          |
| (81-91) <b>B</b>                            |  |                         |          |
| (69-80) <b>C</b>                            |  | 76                      | 81       |
| (55-68) <b>D</b>                            |  |                         |          |
| (39-54) <b>E</b>                            |  |                         |          |
| (21-38) <b>F</b>                            |  |                         |          |
| (1-20) <b>G</b>                             |  |                         |          |
| Not energy efficient - higher running costs |  |                         |          |
| <b>England &amp; Wales</b>                  |  |                         |          |
|   |  | EU Directive 2002/91/EC |          |

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