

14 Throstle Grove, Slyne,
Lancaster, LA2 6AX

14, Throstle Grove, Slyne, Lancaster

The property at a glance 3 1 2

- Impressive Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Beautiful Rear Garden
- Driveway & Garage
- Sought After Location
- Tenure: Freehold
- Council Tax Band: E
- EPC: E

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lancaster@rbestateagents.co.uk
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£445,000

Get to know the property





Nestled in the charming area of Throstle Grove, Slyne, Lancaster, this delightful bungalow presents an excellent opportunity for a variety of buyers seeking a comfortable and convenient home. With its well-thought-out layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The fitted kitchen, complemented by a separate utility area, ensures that daily tasks are both efficient and enjoyable.

This bungalow features three spacious bedrooms, with the main and second bedrooms thoughtfully equipped with fitted wardrobes, providing ample storage space. The interior is designed to cater to modern living while maintaining a warm and welcoming atmosphere.

One of the standout features of this property is the beautiful rear garden, which serves as a sun trap, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. The outdoor space is perfect for gardening enthusiasts or those simply looking to unwind in a tranquil setting.

Additionally, the property offers off-street parking for up to four vehicles, along with a garage, ensuring that parking is never a concern. This fantastic home is situated in a great location, making it an attractive option for families, retirees, or anyone looking to enjoy the benefits of bungalow living in a peaceful neighbourhood.

In summary, this bungalow on Throstle Grove is a wonderful opportunity to acquire a versatile home that combines comfort, convenience, and a lovely outdoor space, all within a desirable area of Lancaster.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.









Porch
UPVC double glazed French doors, tile floor, Wood single glazed frosted door to hall.

Hall
2 x Wood single glazed frosted windows, central heating radiator, smoke alar, coving, doors to bedrooms 1, 3, bathroom/WC ,reception rooms 1 and 2.

Reception Room 1
Wood double glazed bat window, 2 x UPVC double glazed leaded stained windows, central heating radiator, coving, fireplace.

Reception Room 2
2 x Central heating radiators, coving, double glazed patio door to rear, stairs to first floor, door to kitchen.

Kitchen
Wood double glazed box bay window, central heating radiator, tile splash back, 6 x spot light points, range of wall, drawer and base units, laminate worktop, extractor hood, 5 ring electric hob, high rise electric double oven, dishwasher. fridge, stainless sink with mixer tap, tile floor, wood door to utility.

Utility
3 x UPVC double glazed windows, plumbing for washing machine, space for dryer and fridge freezer, UPVC double glazed door to rear.

Bathroom
Wood double glazed frosted window, central heating radiator, full tile walls, pedestal wash basin with traditional taps, panelled bath, with traditional taps with overhead direct feed shower, tile floor.

WC
Wood single glazed stained leaded window, central heating radiator, low rise WC, tile floor.

Bedroom 1
Wood double glazed bay window, central heating radiator, coving, 2 x built-in wardrobes.

Bedroom 3
Wood double glazed window, central heating radiator, coving, built-in wardrobes.

Bedroom 2
Wood double glazed velux window, central heating radiator, built-in storage, stairs to ground floor, access to loft.

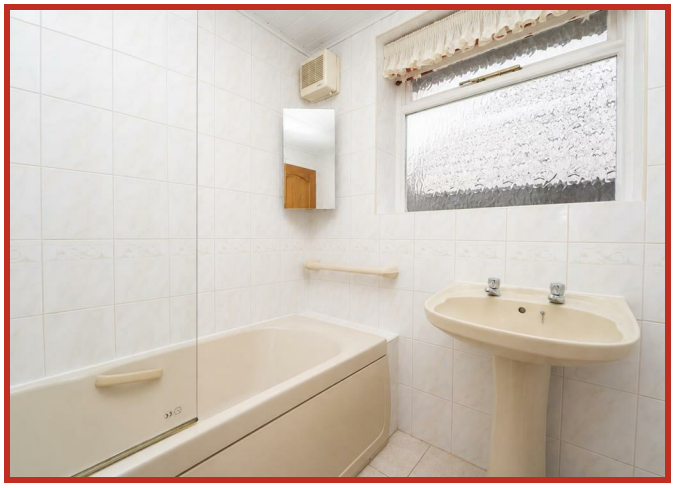
Front Garden
Mature shrubs, laid to lawn, flowerbeds, flagged drive leading to garage.

Rear Garden
Mature shrubs, stones, flower bay, laid to lawn, flagged patio, summer house.





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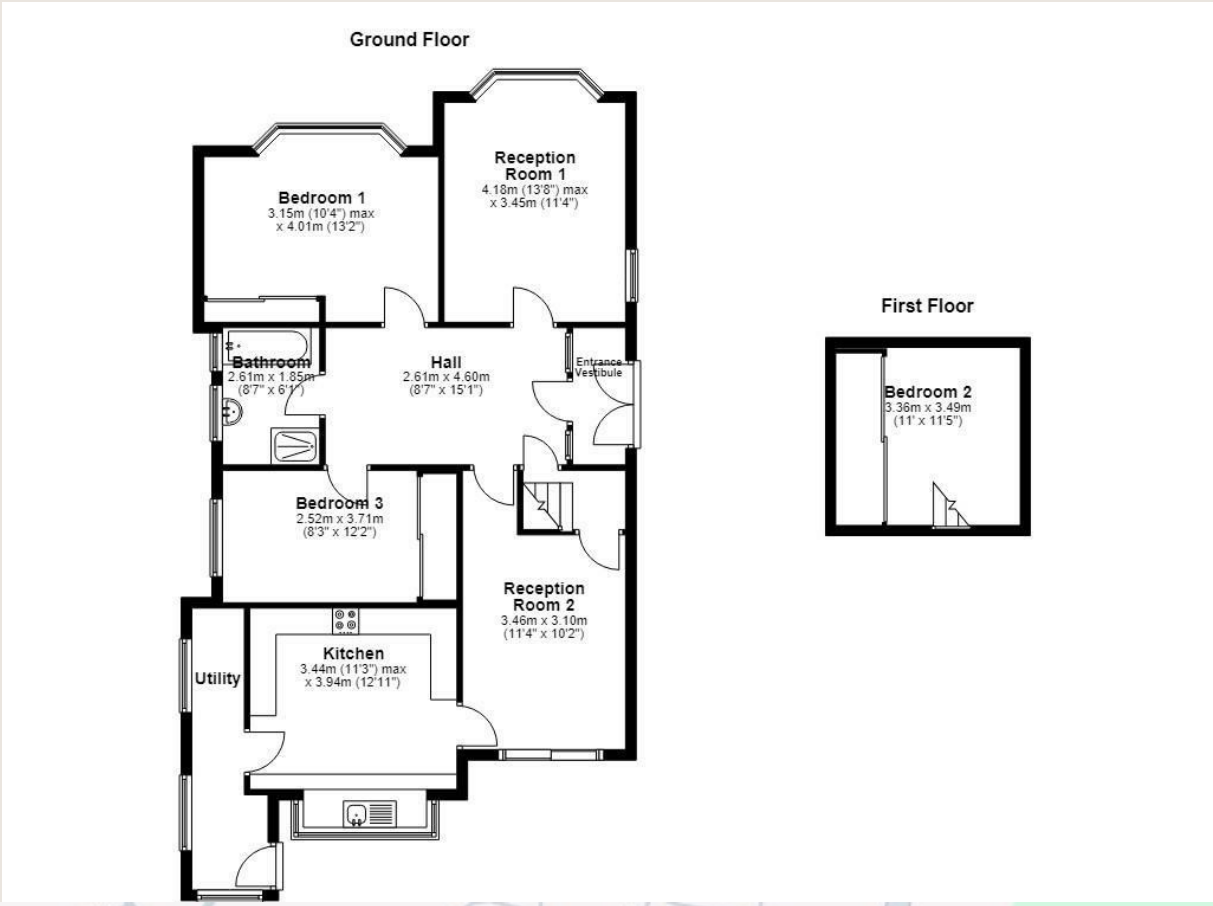


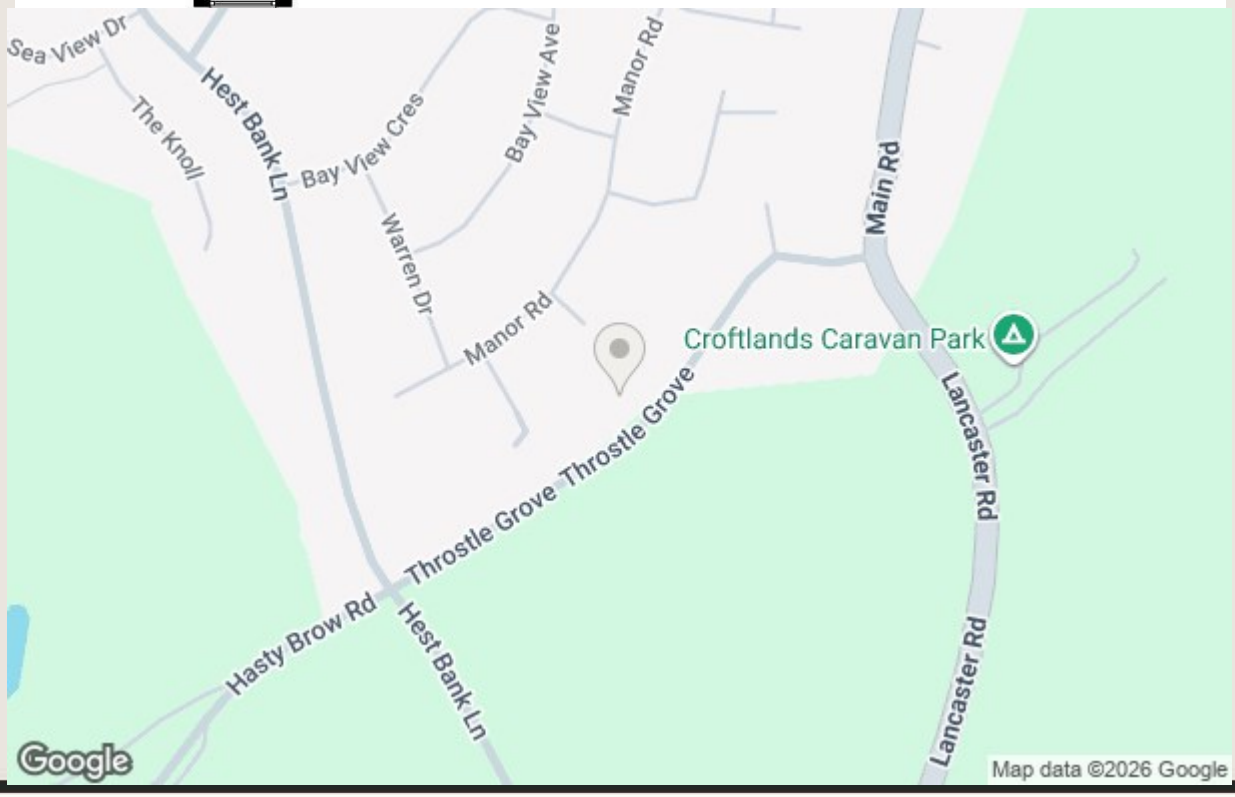




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