



Greenbank View Slyne,
Lancaster, LA2 6BN

Greenbank View, , Slyne, Lancaster

The property at a glance

3  1  2 

- Semi Detached Family Home - Rolling Countryside Views
- Three Bedrooms, Two Reception Rooms
- Extensive Rear Garden
- Garden Room, Ideal Home Office/ Gym
- Ground Floor WC
- Three Piece Shower Room
- Sought After Residential Location, Rural Outlook & Scenic Walks
- Tenure: Freehold
- Property Band: D
- EPC: D



Get in touch today

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£325,000

Get to know the property



Nestled in the charming area of, Slyne, Lancaster, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The property has been thoughtfully updated throughout, ensuring a contemporary feel while retaining its character. A standout feature is the heated garden room, which serves as an excellent office space or a tranquil retreat, perfect for enjoying the garden views all year round.

Double glazing throughout enhances energy efficiency and provides a peaceful atmosphere, making this home a serene sanctuary. The main bathroom is conveniently located on the first floor, alongside a separate W/C on the ground floor, adding to the practicality of the layout.

Outside, the garden offers a lovely space for outdoor activities, gardening, or simply unwinding in the fresh air. The location is particularly advantageous, with easy access to the motorway, regular buses into Lancaster and 200m from scenic canal walks.

This semi-detached house in Slyne is a wonderful opportunity for those looking for a modern, comfortable home in a desirable area. Don't miss the chance to make this property your own.

For further information, please contact our office at your earliest convenience.





Entrance Vestibule

2 x UPVC double glazed frosted glass windows, wooden single glazed door, coving, paneling, tile floor.

Hall

Leaded single glazed door and windows, coving, dado rail, stairs leading to first floor, doors leading to reception rooms and kitchen.

Reception Room

UPVC double glazed bay window with window seat, coving, picture rail, electric fire in attractive surround, bamboo timber flooring.

Kitchen

UPVC double glazed sliding doors leading to decking, 10 x spot lights, tiled splash back, range of wall, drawer and base units including central island, laminate work tops, extractor hood, 4 ring gas hob, 2 fan ovens, composite single drainer sink with mixer tap, walk-in pantry, built-in fridge, space for freezer, plumbing for dishwasher.

Reception Room 2

UPVC double glazed box bay window, 10 x spot lights, 2 x mains central heating radiators, tile floor.

Utility Room

Housing combination boiler, plumbing for washing machine, laminate floor.

Landing

UPVC double glazed frosted window, coving, loft access, dado rail, doors to bedrooms 1, 2, 3 and bathroom, stairs leading to ground floor.

Bedroom 1

UPVC double glazed bay window, radiator, mains central heating radiator, coving, fan, wall paneling, laminate floor.

Bedroom 2

UPVC double glazed radiator, mains central heating radiator, coving, built-in wardrobes, 4 x spot lights, laminate floor.

Bedroom 3

UPVC double glazed radiator, mains central heating radiator, laminate floor.

Front Garden

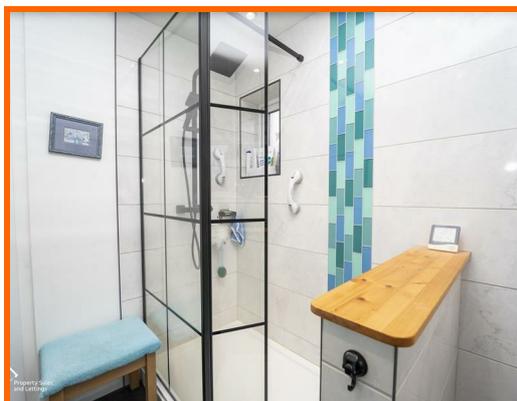
Mature shrubs, concrete driveway, parking area.

Rear Garden

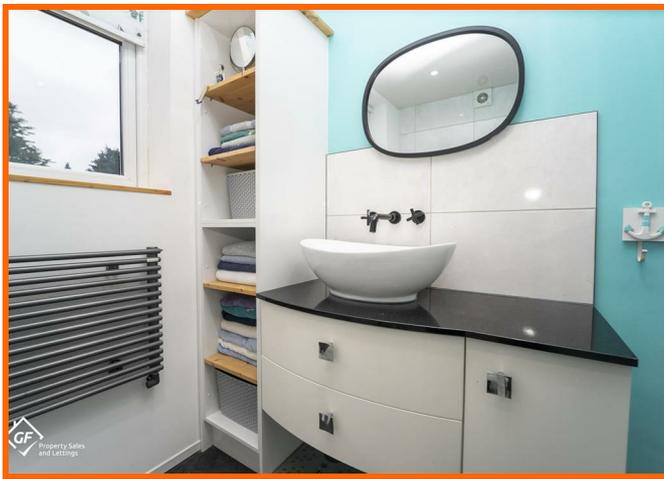
Mature shrubs, paving, stores, decking.

Garden Room

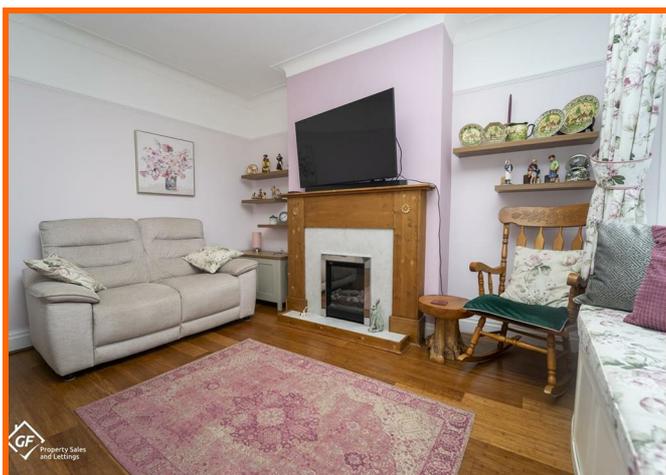
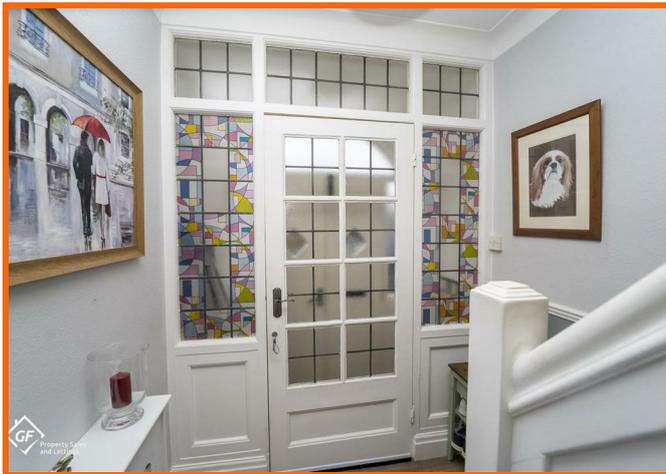
3 x UPVC double glazed windows, dual flush WC, electric, water, wall mounted vanity basin with mixer tap, laminate unit, base unit, vinyl floor.



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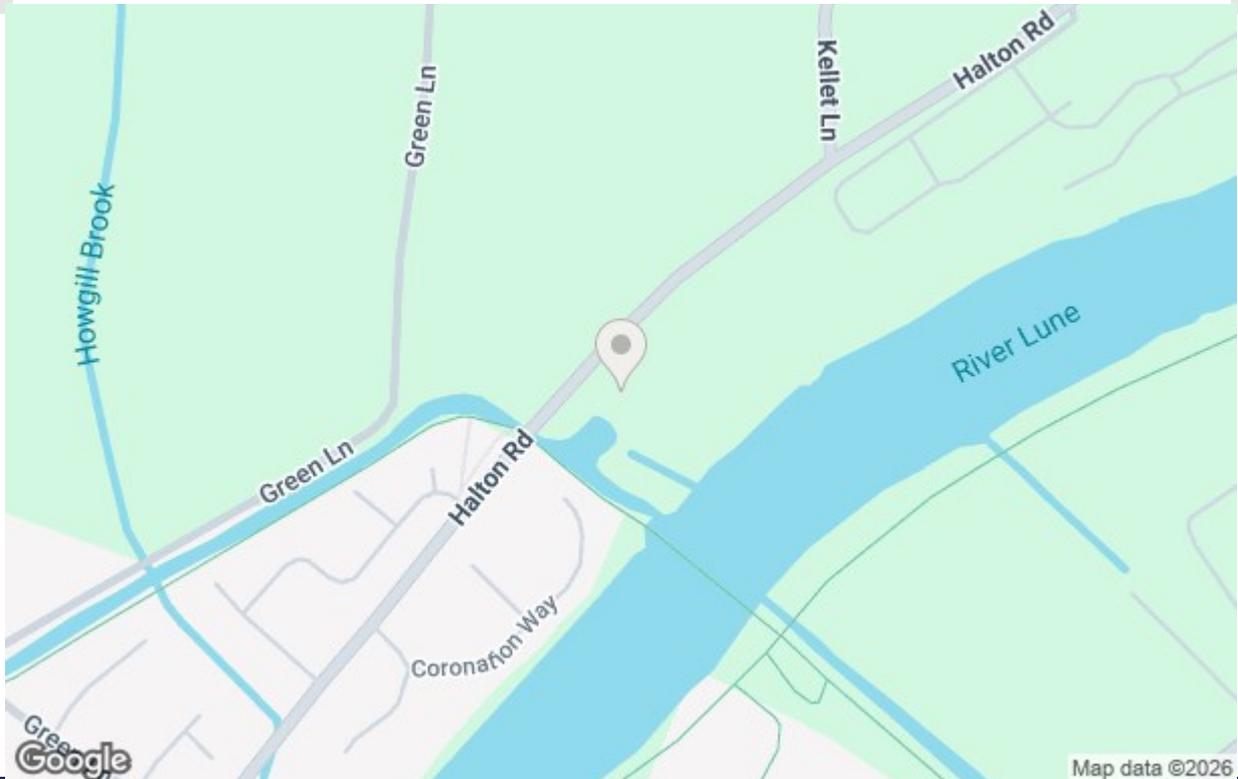
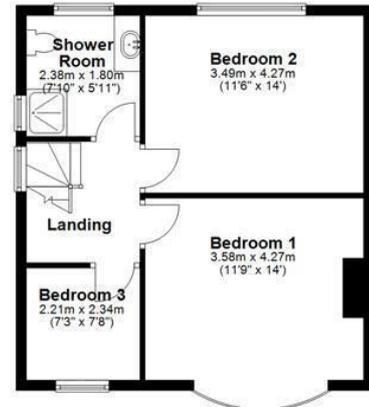
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	