



## 34E Long Marsh Lane, Lancaster, Lancashire, LA1 5QX

Nestled in the heart of Lancaster, this well-presented two-bedroom, end terrace house on Long Marsh Lane offers a delightful blend of comfort and convenience. The property is ideally situated, providing easy access to the train station, with transport links to the motorway, making it perfect for commuters. The location is further enhanced by its proximity to the Quay, with local shops, pubs, and restaurants, all within walking distance. This vibrant area offers a variety of amenities, making it an ideal spot for those who appreciate a lively community atmosphere.

As you enter the house, you will find a warm and inviting interior, ideal for both relaxation and entertaining. A well-proportioned living room and kitchen provide space for hosting friends and family, serviced by the bright three piece bathroom to the rear. The two double bedrooms are generously sized, and the layout of the house maximises the use of space, ensuring that every corner feels functional and well thought out.

One of the standout features of this property is the green space located behind the rear yard, which is perfect for children to play and for pets to exercise. To the front of the house, an area of land opposite means you aren't overlooked and there are plans to create a community garden. The quiet road ensures a peaceful living environment, allowing you to forget that you are just a stone's throw away from the bustling city centre.

A fantastic property for first time buyers, couples and young professionals, you can create a convenient hub for busy life. The house is well-presented and move in ready, offering an easy transition into your exciting new home!



## Ground Floor

### Living Room

**12'4" x 11'3" (3.76 x 3.44)**

An inviting living room with modern décor greets you as you enter the property, with a double glazed window and external door on the front aspect. A double panel radiator on the internal wall creates a warm and welcoming room for entertaining and relaxing. There is plenty of room on the laminate wood floor for sofas, storage units and accessories, so you can configure the room to suit your lifestyle. A gas fireplace in a warm wood surround forms the focal point of the room, with alcoves either side, one of which has a built in cupboard that contains the utility meters for the property.

### Kitchen

**11'3" x 9'5" (3.44 x 2.89)**

The well-proportioned kitchen sits at the centre of the home, with a doorway from the front living room, an open doorway through to the vestibule and the carpeted stairway leading upstairs. The kitchen includes an integrated Zanussi four ring induction hob and Zanussi electric oven, with a 1.5 sink and drainer set below the double glazed window on the rear aspect to the courtyard garden. There's plenty of storage with over and under counter cabinetry, plus a useful alcove beneath the staircase with enough room for a freestanding fridge freezer. There is space and utilities for a washing machine beneath the work surface, with a double panel radiator on the opposite wall. The Vaillant boiler for the property is mounted in the corner of the room. Vinyl flooring flows through into the vestibule and ties the spaces together.

### Vestibule

**4'3" x 3'2" (1.31 x 0.98)**

A practical vestibule connects the kitchen to the bathroom at the rear. An external UPVC door provides access to the courtyard garden, with built in cupboards opposite with hanging and shelf space, ideal for outdoor clothing and linen to keep the home clear and organised.

### Bathroom

**7'6" x 4'11" (2.29 x 1.52)**

A bright fitted bathroom sits the rear of the house, with a frosted double glazed window on the side aspect providing

natural light. The suite includes a modern P-shaped bath with an overhead waterfall and handheld shower head, a low flush toilet and a sink with storage below. A heated towel rail sits against the white tiled walls, with contrasting black vinyl flooring and spotlights in the ceiling completing the bathroom.

## First Floor

### Landing

The carpeted staircase leads to the first floor landing, with an access hatch in the ceiling for the attic space.

### Bedroom 1

**11'3" x 11'3" (3.45 x 3.44)**

A large double bedroom at the front of the property benefits from a double glazed window which fills the space with light and provides views of the trees opposite. There is ample room on the carpeted floor for a double bed, bedside table and drawer unit, with a tall built in wardrobe and shelving in the alcove beside the window providing plenty of storage for clothes and belongings. A double radiator and pendant light complete the well-proportioned sleeping space.

### Bedroom 2

**10'2" x 8'10" (3.11 x 2.71)**

A carpeted double bedroom at the rear of the property with a double glazed window overlooking the rear courtyard garden and views of the green space beyond. A fantastic bedroom, and an equally good home office, hobby room or nursery, there is plenty of floor space to tailor the room to your needs. A deep over stair cupboard provides both hanging and shelf space, great for storing clothing to keep the rest of the home clear and minimal. A double panel radiator sits against the wall with a pendant ceiling light completing the versatile second bedroom.

### Attic

A large attic space is accessed by a hatch above the landing. Insulated to keep the home warm and comfortable, the space could be boarded out to provide room for long term storage of larger items.

## External

## Rear Garden

The rear courtyard provides space to enjoy the warmer weather, with a wood store built against the rear stone wall. An access gate at the back of the courtyard provides access to the open green space behind, great for children and pets, and allowing you to extend the useable space when hosting family and friends.

## Additional Information

Freehold. Council Tax Band A.







| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92 plus) <b>A</b>                          |         |          |
| (81-91) <b>B</b>                            |         | 85       |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            | 54      |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |

England & Wales EU Directive 2002/91/EC

# Your Award Winning Houseclub

