# Three Bedroom Family Home Located in Lancaster

Jennings
estate agents

**Ashton Drive**
**Lancaster**
**LA1 2LH**

3

1

1

D

## Asking price £180,000

Situated in the delightful area of Ashton Drive, Lancaster, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1935, the property boasts a warm and inviting atmosphere, making it an ideal home for families or those seeking a peaceful retreat.

Spanning an impressive 742 square feet, the house features a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining. The three bedrooms provide ample accommodation, ensuring comfort for all family members or guests. The bathroom is conveniently located, catering to the needs of everyday life.

The semi-detached design allows for a sense of privacy while still being part of a friendly community. The property is surrounded by well-maintained gardens, offering a lovely outdoor space for children to play or for hosting summer gatherings.

Ashton Drive is well-positioned, providing easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking the vibrancy of Lancaster city life. This home presents a wonderful opportunity to enjoy a blend of traditional charm and modern convenience in a sought-after location. Don't miss the chance to make this lovely house your new home.

**Hall**
Double glazed uPVC door and a double glazed uPVC window to the side. Stairs leading to the first floor landing. Door to -

**Lounge**
10'9" (Recess) x 13'6"
Double glazed uPVC window to the front aspect. Electric fireplace and a double radiator. Open to -

**Dining Room**
10'9" x 8'5"
Double glazed uPVC French doors leading to the rear garden. Radiator. Door to -

**Kitchen**
14'2" x 6'
Modern fitted kitchen with a range of wall and base units incorporating; one and a half stainless steel sink unit, electric oven, four gas hob and a stainless steel extractor fan. Space for a fridge freezer, washing machine and dryer. Double glazed uPVC window to the rear aspect and a double glazed uPVC door to the side. Radiator and understairs storage cupboard.

**First Floor**

**First Floor Landing**
Double glazed uPVC window to the side aspect. Loft access.

**Master Bedroom**
10' x 13'4" (Bay)
Double glazed uPVC Bay window to the front aspect. Radiator.

**Bedroom Two**
10'1" x 8'8"
Double glazed uPVC window to the rear aspect. Radiator and storage cupboard.

**Bedroom Three**
6'6" x 6'9"
Double glazed uPVC window to the front. Radiator.

**Shower Room**
Three piece suite comprising; bath with an overhead shower, wash hand basin and a low level WC. Double glazed uPVC window to the rear. Radiator.

**Exterior**

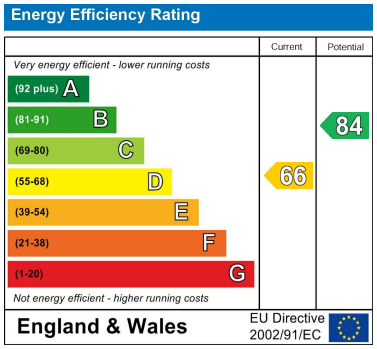
**Front Garden**
Gravel low maintenance garden to the front with steps leading to the main entrance.

**Rear Garden**
Paved and tiled garden with stone chippings. Large paved patio to the rear of the garden and garden shed.

**Additional Information**
We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ashton Drive, Lancaster, LA1 2LH

Ground Floor First Floor




**EPC Rating:** D
**Council Tax Band:** B

CONTACT

50 North Road
Lancaster
LA1 1LT

E: office@jeagent.com

T: 01524 926007

jeagent.com