



**4 Bed  
Bungalow - Semi Detached  
located in Slyne**

**Jennings**  
estate agents

**11 Goodwood Avenue**  
**Slyne**  
**Lancaster**  
**LA2 6LA**



**Asking price £325,000**

Welcome to this beautiful semi-detached dormer bungalow located on Goodwood Avenue in the picturesque village of Slyne, Lancaster. This property boasts a generous layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The four well-proportioned bedrooms offer versatility, making it ideal for families or those seeking extra space for guests or a home office.

The bungalow is designed for comfortable living, with a well-appointed bathroom that caters to your daily needs. The layout flows seamlessly, allowing for easy movement between rooms, while large windows invite natural light to fill the space, creating a warm and welcoming atmosphere.

Outside, the property benefits from a manageable garden area, perfect for enjoying the fresh air or indulging in a spot of gardening. The location is particularly appealing, as Slyne offers a charming community feel while being conveniently close to Lancaster's vibrant city centre, where you can find a variety of shops, restaurants, and cultural attractions.

This bungalow presents an excellent opportunity for those looking to settle in a tranquil yet accessible area. With its practical layout and desirable location, it is a property that truly deserves your attention. Don't miss the chance to make this lovely bungalow your new home.

**Porch**

Double glazed uPVC double doors. Cloak cupboard. Door leading to -

**Hall**

Double glazed uPVC window to the side. Stairs leading to the first floor landing. Double radiator.

**Lounge**

11'11" (R) x 14'5" (Bay)

Double glazed uPVC bay window to the front. Electric fire. Fitted cupboards with matching shelving. Two radiators. Decorative coving to the ceiling.

**Kitchen**

11'11" x 11'1"

Fitted kitchen with a range of wall and base units comprising: electric hob, four gas hob, stainless steel extractor fan and a one and a half stainless steel sink unit. Space for a dishwasher, washing machine and fridge freezer. Double glazed uPVC window to the side and rear. Radiator and a double radiator. Open to -

**Dining Room**

8'2" x 7'5"

Double glazed uPVC French doors leading to the rear garden.

**Master Bedroom**

10'3" x 13'3"

Double glazed uPVC window to the front aspect. Radiator. Decorative coving to the ceiling.

**Bedroom Two**

10'4" x 11'1"

Double glazed uPVC window to the rear. Radiator.

**First Floor**

**First Floor Landing**

Radiator. Velux window. Storage cupboard.

**Bedroom Three**

11'4" x 17'6" max

Double glazed uPVC window to the rear aspect. Radiator. Downlights.

**Bedroom Four**

10'4" x 13'3"

Velux window. Double radiator. Fitted cupboards.

**Bathroom**

Modern four piece suite comprising: bath, shower cubicle, wash hand basin and a low level WC. Heated towel rail. Velux window. Eaves storage.

**Exterior**

**Front Garden**

Tarmac driveway leading to the garage. Laid lawn to the front. Flowerbed and shrubbery. Gravel chippings to the side.

**Rear Garden**

Enclosed private rear garden. Large paved patio area. Steps leading to a laid lawn garden and raised flowerbed. Small outbuilding that is attached to the garage.



### **Garage**

17'4" x 9'6"

Up and over door. Double glazed uPVC window to the side. Power and light.

### **Additional Information**

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Goodwood Avenue, Slyne, Lancaster, LA2 6LA



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

**EPC Rating:**  
**Council Tax Band: C**

**DIRECTIONS**

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