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ESTATE AGENTS

71 Chequers Avenue, Lancaster,  
Lancashire, LA1 4HZ

71, Chequers Avenue, Lancaster

## The property at a glance **3** **1** **2**

- Semi Detached Dormer Bungalow
- Three Bedrooms
- Living Room & Dining Room Extension To Rear
- Attic Room (Planning To Extend Two Further Bedrooms)
- Modern Bathroom Renovated 2021
- Generous Decked Garden Area
- Tenure: Freehold
- Property Banding: C
- EPC: E
- Sought After Location For Schools, Transport Links & Amenities

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**£240,000**

# Get to know the property



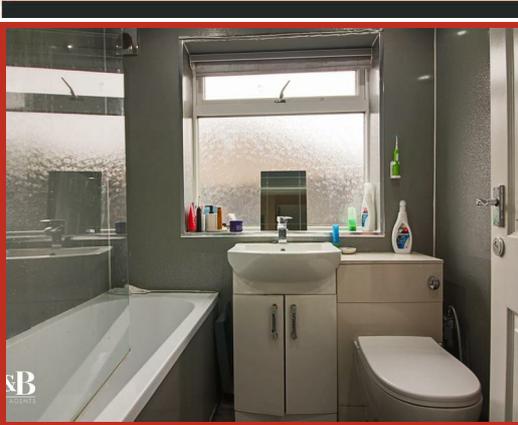
Nestled in the charming Chequers Avenue, Lancaster, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, two of which are conveniently located on the ground floor, this home is ideal for families or those seeking single-level living. The first-floor bedroom provides a private retreat, perfect for guests or older children.

The property boasts two inviting reception rooms, allowing for versatile living spaces that can be tailored to your needs. The extended dining room at the rear of the house is a standout feature, providing an excellent area for family gatherings or entertaining friends. This space seamlessly connects to a stunning 40 square metre decked sitting area, perfect for enjoying the outdoors during warmer months.

The bathroom has been thoughtfully renovated in 2021, ensuring modern fixtures and a fresh aesthetic. Additionally, planning permission has been approved for the addition of two further bedrooms, presenting an exciting opportunity for expansion and personalisation.

This bungalow is not just a home; it is a canvas for your future aspirations. With its prime location in Lancaster, you will enjoy the benefits of a friendly community while being close to local amenities and transport links. This property is a rare find, offering both comfort and the potential for growth. Don't miss the chance to make this lovely bungalow your own.





### Hallway

UPVC door into hallway, laminate flooring, doors to living room, kitchen, bedroom one, bedroom three, bathroom and stairs to first floor.

### Living Room

UPVC window, radiator, coving, electric living flame fireplace with stone surround and wooden mantel, laminate flooring.

### Kitchen/Dining Room

Three UPVC windows, radiator, mix of wall and base units with laminate worktops, sink with mixer tap and draining board, tiled splashback, space for oven, fridge/freezer and dishwasher, laminate flooring and UPVC double doors to rear.

### Bedroom One

UPVC window, radiator, spotlights, coving and under stair storage.

### Bedroom Two

UPVC window, radiator, coving and laminate flooring.

### Bathroom

UPVC window, dual flush WC in unit with rinse head attachment, vanity wash basin with mixer tap, panel bath with mixer tap, direct feed shower over bath, fully panelled surround, extractor fan, heated towel rail, panelled ceiling, spotlights and laminate flooring.

### First Floor

#### Landing

Door to bedroom two and under eaves storage.

#### Bedroom Two

UPVC window, radiator, built in wardrobes and loft access.

### External

#### Front

Off road parking for one vehicle, mature shrubs and access to rear.

#### Rear

Decking area and raised area.



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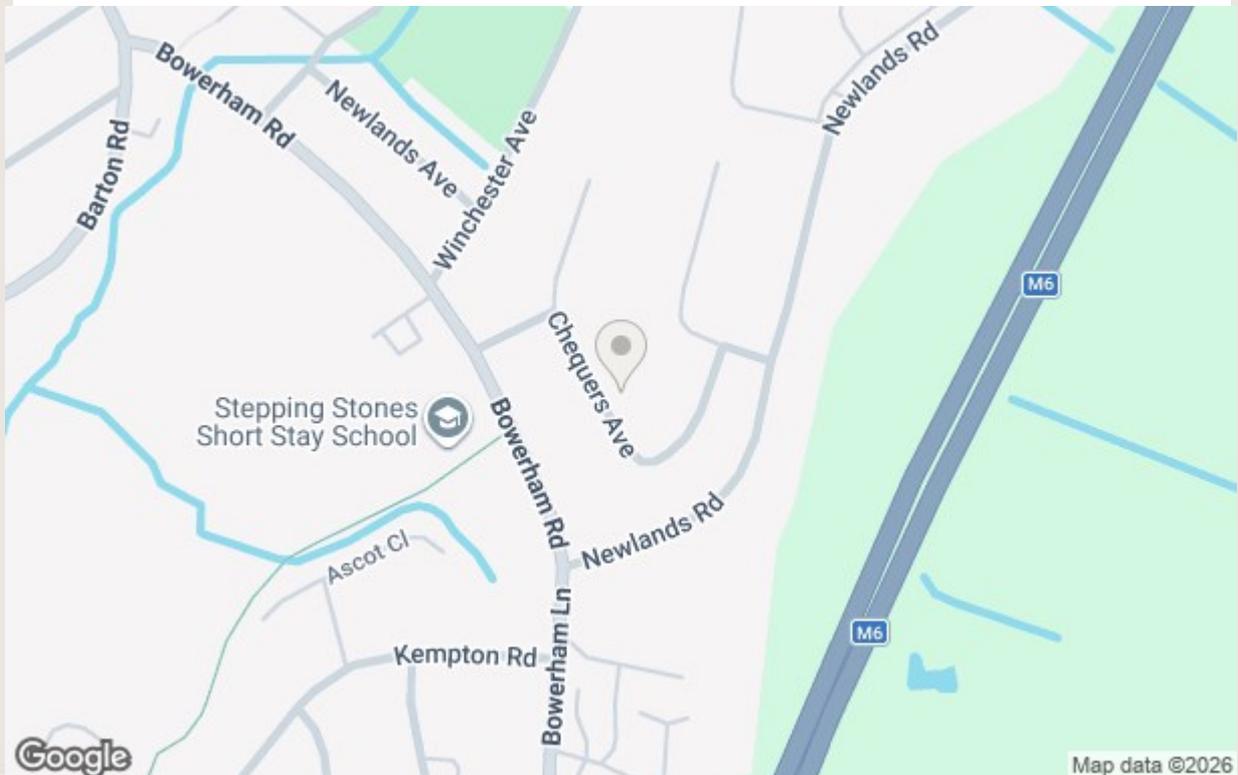
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

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