

HOUSECLUB
ESTATE AGENCY

13 Newlands Road, Lancaster, LA1 4JF

£240,000









Inside The Home

Entry is via a double-glazed front door into a useful entrance porch, providing a practical transition between the outside and the comfortable living accommodation beyond. The spacious lounge is positioned to the front of the property and enjoys an outlook over the front garden. A gas fire provides an attractive focal point and adds to the welcoming feel of the room. There are two well-proportioned bedrooms. The single bedroom is situated towards the front of the property, while the generous double bedroom can be found to the rear, enjoying a pleasant outlook over the garden. The bathroom has been thoughtfully updated, with the original bath removed and replaced by a modern double shower, providing a particularly accessible and easy-to-use bathing area. The spacious kitchen provides a good range of working and storage space and is fitted with an integrated oven and hob. There is also useful under-counter provision for a fridge, freezer and washing machine.

Throughout, the bungalow has been extremely well maintained, offering comfortable and well-presented accommodation that is ready to enjoy.

Let's Take A Closer Look At The Area

Situated on Newlands Road in South Lancaster, the property is ideally placed for a range of local amenities and everyday conveniences. A selection of shops, cafés and eateries are within easy reach, while a popular local pub at the end of the road provides a convenient social spot just a short walk from home. For those who enjoy the outdoors, there are a number of green spaces nearby, including Barton Road playing fields, offering plenty of opportunity for walks, recreation and enjoying the fresh air. The location is particularly well suited to those with pets or anyone who appreciates having open space close at hand. With Lancaster city centre also easily accessible, the property combines the convenience of a well-connected residential location with the benefits of established local amenities and green space close by.

Let's Step Outside

The property occupies a generous plot, with a spacious front garden featuring paved areas and established planting, creating an attractive approach to the home. To the side, a particularly impressive driveway sits with the added benefit of a garage situated to the rear. The rear garden is tiered, creating several distinct areas that lend themselves perfectly to outdoor seating and entertaining. Whether enjoying the sunshine with a morning coffee or relaxing with a cup of tea, there are plenty of opportunities to make the most of this private outdoor space. The garden is well enclosed and secure, with a gated side access providing practicality and peace of mind.

Overall, the generous plot offers an exciting opportunity for the new owner, with plenty of scope to personalise and utilise the outdoor space to suit individual needs and lifestyle.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA737111

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase





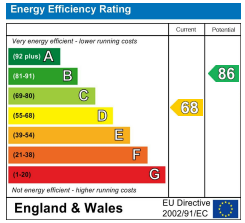






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