

HOUSECLUB
ESTATE AGENCY

73 Pottery Gardens, Lancaster, LA1 3TB

Offers over £375,000









Inside The Home

A standout home on the sought-after Pottery Gardens development, this stylish and thoughtfully extended three-bedroom detached property has been beautifully maintained and modernised throughout, creating a superb family home ready to move straight into. Entering through the front door, you are welcomed into a bright entrance hallway. To the left is a cosy lounge, ideal as a snug, second reception room or relaxing retreat, complete with a useful storage cupboard. To the right, there is internal access to the attached garage which benefits from power and plumbing and is currently utilised as a practical utility area housing the white goods, while a convenient downstairs WC is located off the hallway.

The heart of the home is the impressive open-plan kitchen and dining area, enhanced by a substantial rear extension that incorporates a spacious family room. Filled with natural light from a large roof lantern skylight and bi-fold doors opening onto the raised decking area, this versatile space is perfectly designed for modern family living and entertaining.

To the first floor, there are three well-proportioned bedrooms, including two doubles. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. The third bedroom is currently arranged as a guest room and dressing area, featuring useful corner wardrobes. Completing the accommodation is a modern family bathroom.

Further benefits include a boarded loft with pull-down ladder and lighting, an annually serviced boiler, and a recently renewed driveway. Beautifully presented throughout with tasteful décor and quality finishes, this exceptional home combines style, practicality and generous living space in a highly desirable residential setting.

Let's Take A Closer Look At The Area

Pottery Gardens is set within the desirable and sought after area of Highwood, just off Wyresdale Road and around a mile from central Lancaster. The Boys Grammar School is on the doorstep and there is a nearby co-operative convenience store. Williamson Park and the Ashton Memorial are close by with some beautiful countryside walks. Further afield junction 34 of the M6 Motorway and the Bay Gateway Heysham link road are s short drive away as is the gorgeous Trough of Bowland and the Lune Valley for those looking for outstanding scenery and rural escapes.

Let's Step Outside

The property benefits from a two-car driveway, providing convenient off-road parking to the front.

To the rear, the garden has been thoughtfully designed with a combination of paved and decked areas, creating a versatile outdoor space perfect for both relaxation and entertaining. A raised decking area sits directly outside the family room's bi-fold doors, featuring a glass balustrade for added safety and uninterrupted views, while fencing to the perimeter ensures privacy and security. A door from the kitchen provides convenient access to the side of the property, leading directly to the attached rear garage. The garage benefits from both power and plumbing and currently accommodates the property's white goods, offering excellent practicality and additional storage space.

This sun-soaked space is ideal for al fresco dining, hosting guests, or simply unwinding, with a separate paved seating area offering further options for outdoor enjoyment.

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, the current vendor purchased the Freehold. Title number: LAN202240. Service charge £220 per annum.

Council Tax Band

This home is Band D 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



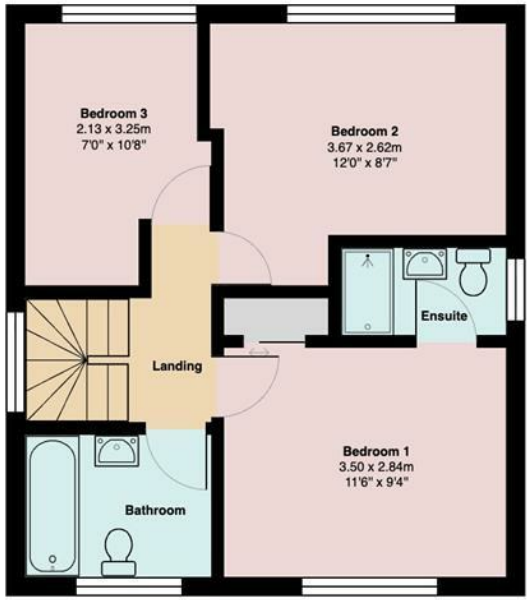




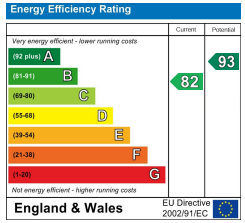








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