

3 Bedroom Semi-Detached for Sale - £230,000

Clare Road, Lancaster, LA1 2LX



KEY FEATURES

- Extended Semi-detached Family Home
- Popular Residential Location
- View Overlooking Lancaster
- Fantastic Open Plan Living Space
- Main Reception Room To The Front Aspect
- Ground Floor Cloakroom/WC
- Modern Four Piece Bathroom Suite
- Off Road Parking To The Front
- Good Sized Rear Garden

Description

We are delighted to offer to the market; this wonderful extended family home. Located within a popular residential location, it has distant views overlooking Lancaster; to the rear.

One of the main selling points to this amazing property; is the open plan-kitchen-diner leading into the spacious conservatory. The current owners spend a lot of time with their children enjoying the open space. Large French doors lead from the conservatory onto the paved patio, with steps leading down to the south-facing laid lawn garden. Viewings are strongly recommended, so contact the office to book your appointment.

The property features: entrance hallway and cloakroom/WC. The main reception room is located to the front of the property; and features a gas fire. Open plan kitchen and dining area, which lead into the conservatory. To the first floor are three bedrooms and loft access providing ample storage. Modern four-piece family bathroom suite comprising a; bath and a separate shower cubicle.

Off road parking to the front; and access to the side leading to the rear garden. Large area to the rear with two paved patios, laid lawn and a garage; which can be used for storage.

Ground Floor

Entrance Hallway - Double glazed uPVC entrance doorway and uPVC double glazed window to either side. Radiator. Stairs leading to the first floor landing.

Cloakroom/WC - Modern two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the side aspect.

Lounge - 11' 5" x 13' 1" (3.5m x 3.99m) (into bay)
Double glazed uPVC window to the front aspect. Gas fire with wooden surround. Double radiator.

Dining Area - 11' 3" x 11' 5" (3.43m x 3.48m) Fitted kitchen units extending from the kitchen. Double radiator. Open plan to the conservatory and kitchen.

Kitchen - 7' 3" x 7' 8" (2.23m x 2.36m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven and grill, four ring gas hob and stainless steel extractor fan. Space for a washing machine and fridge freezer. Double glazed uPVC window to the rear aspect.

Conservatory - 10' 4" x 16' 9" (3.17m x 5.13m) Double glazed uPVC windows and French doors leading to the paved



patio. Two designer radiators and down lighting.

First Floor

First Floor Landing - Double glazed uPVC window to the side aspect. Loft access with pull down ladders leading to the boarded loft space and Velux window.

Master Bedroom - 10' 10" x 13' 1" (3.31m x 3.99m) (into bay) Double glazed uPVC bay window to the front aspect. Radiator.

Bedroom Two - 11' 8" x 10' 10" (3.57m x 3.32m) Double glazed uPVC window to the rear with views looking over Lancaster. Radiator.

Bedroom Three - 7' 8" x 6' 10" (2.35m x 2.1m) Double glazed uPVC window to the rear aspect. Radiator.

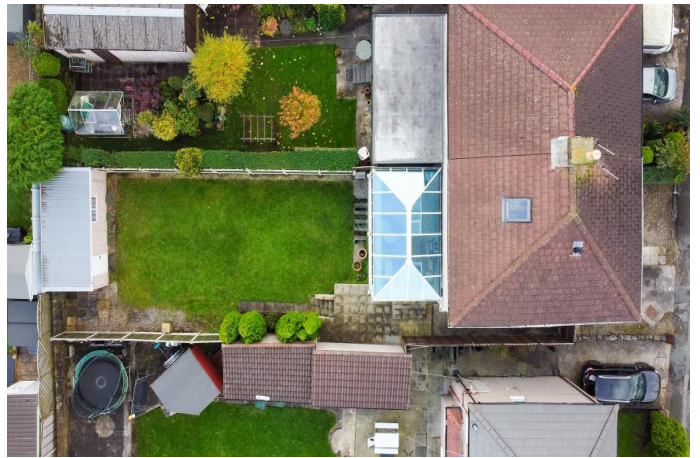
Family Bathroom - Modern four piece suite comprising; bath, shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the front aspect. Down lights.

Exterior

External - Gravel garden to the front of the property and driveway providing off road parking. Pathway to the side leading to the rear garden with two paved patio's and laid lawn.

Garage/Storage - 17' 10" x 7' 9" (5.44m x 2.38m) Metal single entrance doorway and double glazed uPVC window. Power and electric.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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.