

## 2 Bedroom Semi-Detached Bungalow for Sale - £240,000

Farmdale Road, Lancaster, LA1 4JD



### KEY FEATURES

- Two Bedroom Semi-detached Bungalow
- Popular Residential Location
- Spacious Accommodation
- Kitchen Diner
- Fitted Wardrobes To Both Bedrooms
- Front And Rear Garden
- Driveway Leading To Garage
- Viewings Are Highly Recommended
- No Upper Chain

## Description

We are delighted to offer this two bedroom semi-detached bungalow, located within a popular residential location. The property offers spacious accommodation throughout. There is potential for a loft conversion, which is common with these types of bungalows (subject to planning). If you are wanting a further bedroom, then this property could be ideal for you.

The property features; vestibule, hallway and the lounge is to the front aspect. Kitchen diner is located to the rear of the property, with access leading to the rear garden. Two good size bedrooms, with fitted wardrobes and a three piece bathroom suite. Nicely proportioned front and rear garden, with a driveway leading to the single garage.

Viewings are highly recommended, so please contact the office for further details. No Chain.

## Ground Floor

**Vestibule** - Entrance uPVC doorway, and door leading to-

**Hallway** - Fitted storage cupboard, radiator and access to the loft space.

**Lounge** - *18' 4" x 11' 0" (5.59m x 3.37m)* (into recess) Double glazed uPVC window to the front aspect. Gas fire with tiled surround and hearth. Double radiator. Coving to the ceiling.

**Kitchen Diner** - *9' 2" x 9' 11" (2.8m x 3.03m)* Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Freestanding cooker and fridge freezer. Radiator, and fitted storage cupboard. Double glazed uPVC window and door leading to the rear garden.

**Master Bedroom** - *11' 6" x 12' 4" (3.51m x 3.78m)* Double glazed uPVC window to the rear aspect. Fitted wardrobes with matching drawers. Radiator. Two large fitted cupboards.

**Bedroom Two** - *10' 1" x 8' 10" (3.08m x 2.71m)* Double glazed uPVC window to the front aspect. Fitted wardrobe with overhead storage and drawers. Radiator.

**Bathroom** - Three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Tiled walls. Radiator.

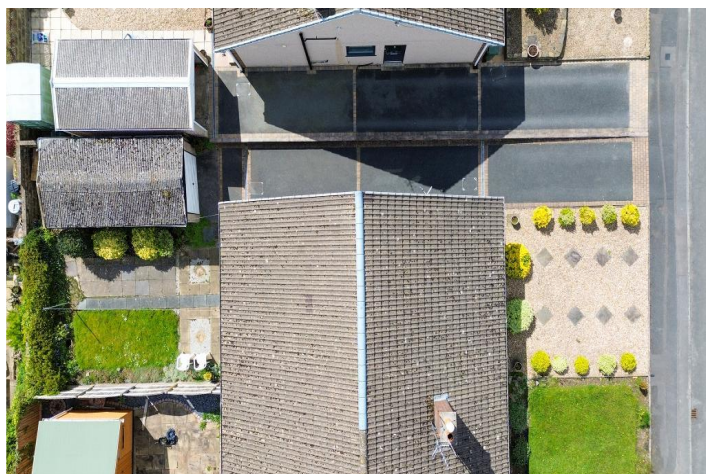
## Exterior

**External** - Low maintenance garden to the front and

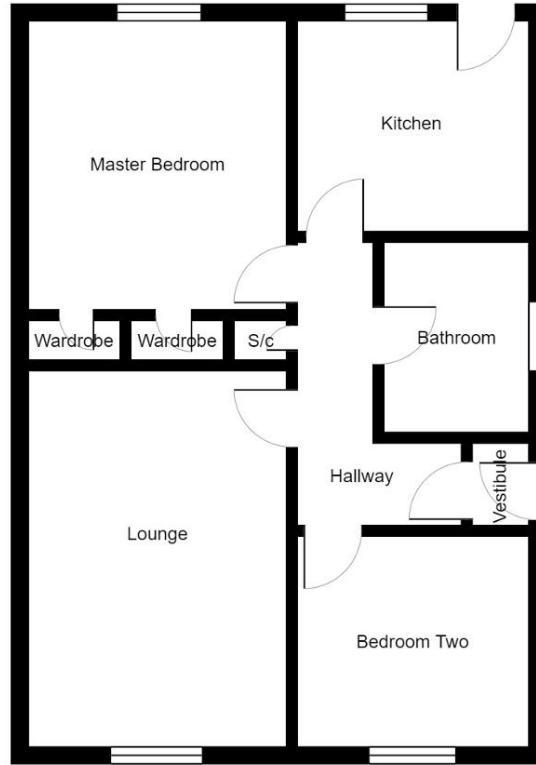


driveway to the side leading to the single garage. Enclosed rear garden with a paved patio area, laid lawn and flower bed with plants and shrubs.

**Garage - 18' 3" x 8' 10" (5.58m x 2.71m)** Up and over door, single glazed window to the side, power and light.



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Ground Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   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.