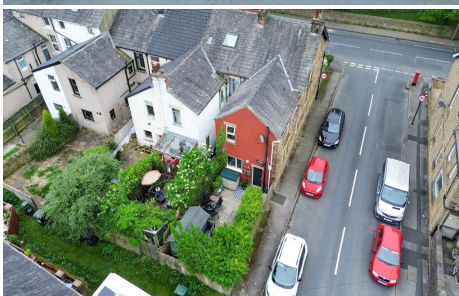


3 Bedroom End Terrace for Sale - £210,000

Slyne Road, Lancaster, LA1 2HN



KEY FEATURES

- Three Bedroom End Terraced Property
- Popular Residential Location
- Lounge With A Large Bay Window
- Log Burner To The Sitting Room
- Extended Kitchen Dinner
- Three Double Bedrooms
- Modern Bathroom Suite
- Cellar And Rear garden
- Viewings Are Highly Recommended

Description

We are delighted to offer to the market this extended three bedroom stone built property. It is located within a popular residential location, and within commuting distance to Lancaster and close to the Bay Gateway. The property has many original features, and spacious accommodation throughout.

This fantastic home features; entrance vestibule and hallway with stairs leading to the first floor landing. The lounge has a large bay window to the front aspect and double doors which lead into the second reception room. The sitting room features a log burner with a stone hearth and wooden mantel piece. Extended kitchen diner with ample space for a large dining table and white goods. Access leading down into the cellar and rear garden. To the first floor are three double bedrooms, and a modern fitted white bathroom suite. Laid lawn garden to the front and paved garden to the rear.

Viewings are highly recommended, so please contact the office on 01524 926007 for further details.

Ground Floor

Vestibule - Composite entrance doorway, tiled flooring and coving to the ceiling. Door leading to-

Hallway - Stairs leading to the first floor landing. Double radiator. Decorative coving to the ceiling. Door leading to-

Lounge - *9' 8" x 16' 0" (2.95m x 4.89m)* (into bay) Double glazed uPVC bay window to the front aspect. Double radiator. Open fireplace with a brick surround. Exposed wooden floorboards and decorative coving to the ceiling. Double wooden doors leading to-

Sitting Room - *14' 6" x 10' 3" (4.44m x 3.13m)* Two uPVC double glazed windows to the side aspect. Log burner with a tiled hearth and wooden mantel piece. Large wooden display cabinet. Radiator. Door leading to the hallway and into-

Kitchen Diner - *15' 10" x 13' 8" (4.84m x 4.2m)* Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Free standing cooker and space for a fridge freezer, washing machine, dishwasher and freezer. Two double glazed uPVC windows to the side and composite door leading to the rear garden. Double radiator. Fitted large wooden storage cupboard. Access down to the cellar.

First Floor

First Floor Landing - Fitted storage cupboard.



Master Bedroom - 13' 1" x 14' 2" (3.99m x 4.33m) (into recess)

Two double glazed uPVC windows to the front aspect. Radiator.

Bedroom Two - 7' 9" x 14' 4" (2.38m x 4.39m) Double glazed uPVC window to the side aspect. Fitted wardrobe with drawers. Radiator.

Bedroom Three - 11' 1" x 8' 6" (3.4m x 2.6m) Double glazed uPVC window to the rear aspect. Radiator. Large fitted wardrobe.

Bathroom - Modern fitted three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Fitted storage cupboard housing the boiler. Double glazed uPVC window to the side aspect. Radiator. Exposed wooden floorboards.

Lower Ground Floor

Cellar - 13' 0" x 15' 3" (3.98m x 4.66m) (into bay)
Currently used for storage with power and light.

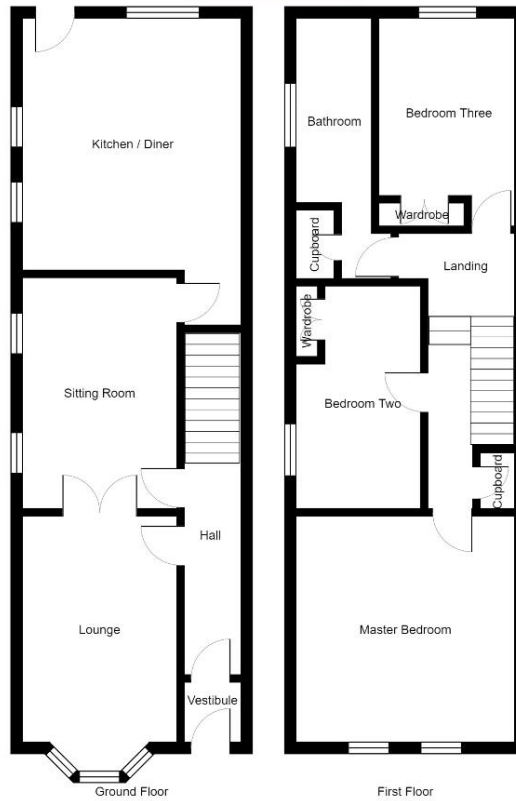
Exterior

External - Laid lawn front garden with a flowerbed to the side and pathway leading to the main entrance. Enclosed low maintenance paved rear garden with a raised flower bed and timber garden shed. Gate access to the side.





Slyne Road, Lancaster, LA1 2HN



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 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.