

## 4 Bedroom Terrace for Sale - £315,000

Slyne Road, Lancaster, LA1 2HU



### KEY FEATURES

- A Delightful End-Terraced Family Home
- Located Within A Popular Location
- Two Large Reception Rooms
- Spacious Sized Kitchen
- Four Bedrooms
- Large Family Bathroom
- En-suite Wet-room
- Garden And Off Road Parking
- Viewings Are Highly Recommended



## Description

Discover the charm and elegance of this idyllic, end terraced character residence. It perfectly blends traditional features with modern comfort. Situated a short distance from the city of Lancaster and route to the M6 motorway. This sizable family home is a credit to the current owners; and viewings are highly recommended.

The property features; vestibule, hallway being open plan to the dining room, with French doors leading that lead to the rear garden. The main reception room is located to the front of the property, and features high ceiling and a large bay window. Generous sized kitchen is located to the rear aspect. There is ample space for a large family. To the first floor are three bedrooms and a large family bathroom. To the second floor you will find the third bedroom with Velux windows and an en-suite wet-room.

Externally the property provides a laid lawn garden to the front and enclosed rear yard with a patio area, outbuilding and off road parking.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

## Ground Floor

**Vestibule** - Entrance doorway, tiled flooring and decorative coving to the ceiling. Door leading to-

**Hallway** - Stairs leading to the first floor landing. Double radiator. Tiled flooring and coving to the ceiling. Open plan to the dining room.

**Lounge** - 12' 6" x 15' 10" (3.83m x 4.84m) (into bay)  
Double glazed bay window to the front aspect. Gas fire with marble hearth. Double radiator. Coving to the ceiling.

**Dining Room** - 16' 8" x 15' 8" (5.1m x 4.78m) (max)  
Double glazed uPVC French doors leading to the rear garden. Open fire with a tiled hearth and wooden surround. Radiator. Coving to the ceiling.

**Kitchen** - 10' 1" x 26' 2" (3.09m x 7.98m) Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a twin stainless steel sink unit. Electric oven, four ring gas hob and stainless steel extractor fan. Space for a fridge freezer. Tiled flooring. Double and single radiator. Three uPVC double glazed windows and uPVC door leading to the rear garden. Large cupboard housing the boiler and space for a washing machine. Double glazed uPVC window and tiled flooring.

## First Floor

**First Floor Landing** - Double glazed uPVC window to the



front aspect. Stairs leading to the second floor. Coving to the ceiling. Large storage cupboard. Double radiator.

**Master Bedroom - 9' 11" x 15' 7" (3.04m x 4.76m)** (into bay) Double glazed uPVC bay window to the front aspect, with wooden shutters. Radiator.

**Bedroom Two - 10' 7" x 13' 0" (3.23m x 3.97m)** Double glazed uPVC window to the rear with wooden shutters. Double radiator. Coving to the ceiling.

**Bedroom Four - 10' 2" x 8' 7" (3.12m x 2.62m)** (plus wardrobe) Double glazed uPVC window to the rear aspect. Fitted dressing table and fitted wardrobes. Double radiator.

**Family Bathroom -** Modern three piece bathroom suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail. Tiled flooring and down lights.

## Second Floor

**Second Floor Landing -** Eaves storage cupboard. Door leading to-

**Bedroom Three - 10' 10" x 9' 4" (3.31m x 2.86m)** Two Velux windows, eaves storage, double radiator and down lights. Door leading to-

**Wet-room -** Modern fitted wet-room; comprising a shower unit, wash hand basin and low level WC. Velux window and tiled flooring. Heated towel rail.

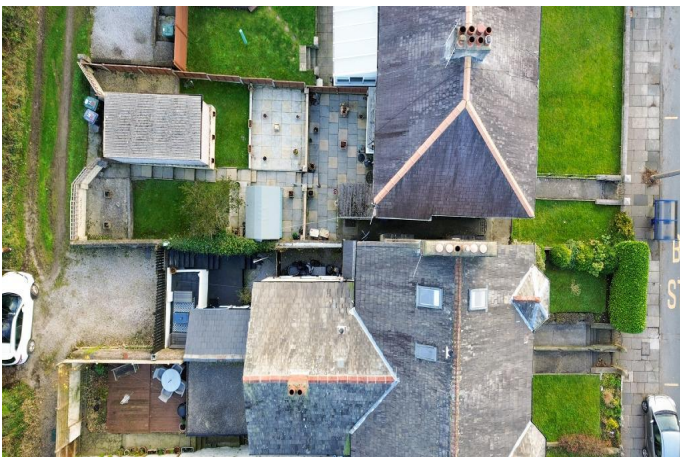
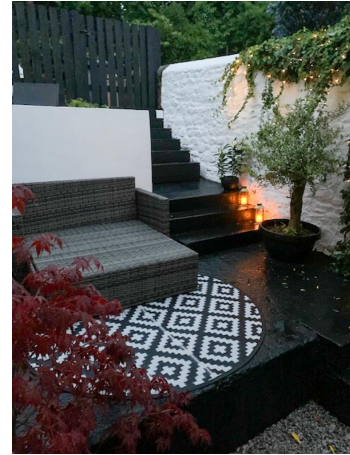
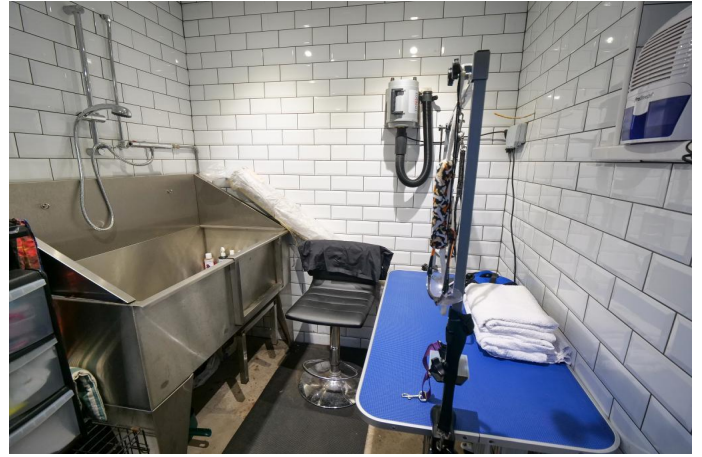
## Exterior

**External -** Laid lawn to the front garden, flower bed and pathway leading to the main entrance. Enclosed rear garden with decorative gravel and patio area. Gate to the rear leading to the off road parking.

**Outbuilding - 5' 10" x 6' 4" (1.78m x 1.95m)** Double glazed uPVC window to the side, rear and uPVC entrance doorway. Power, light and water.







Scan QR code for more information on this property!

**Jennings**  
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Please contact us to arrange viewing on 01524 926007







Slyne Road, Lancaster, LA1 2HU



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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