



Ground Floor

First Floor



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**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Beautiful Bay Fronted Four Bed Home in Desirable Lancaster Area**
- **Two Reception Rooms, Spacious Kitchen, Ground Floor Shower Room**
- **Enclosed Rear Patio Area Super Location in City Centre**
- **Great Location for Lancaster University & M6 Motorway**

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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Farrell Heyworth are delighted to offer for sale this beautiful bay fronted property (end one of three) within a very desirable location of Lancaster. The property is well presented, maintaining original features including fireplaces, tiled hallway and coving with modern facilities.

The accommodation comprises entrance hallway, two spacious reception rooms, one with wood burning fire, a fantastic family kitchen and a ground floor shower room.

To the first floor, there are four bedrooms adjoining an extra wide landing area, three of which are spacious doubles, and a family bathroom. The property also benefits from a cellar for that all-important extra storage

Externally there is an enclosed patio area to the rear.

The property also benefits from solar panels which produce an income and help to reduce energy bills, further details available upon request.

Viewing is highly recommended to appreciate the spacious accommodation and excellent location.

Tenure: Freehold
Council Tax: Band C





