



## Farmdale Road, Lancaster, LA1

**£265,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 5

GUIDE PRICE £265,000 - £270,000. Housesimple is pleased to present to the market this lovely property situated in a sought after area of Lancaster. This lovely bungalow is spacious having 4/5 bedrooms and would make an ideal family home. From the main entrance yo

## Key features:

- Large semi detached bungalow
- 4/5 Bedroom
- Study
- Large Lounge
- Kitchen
- Utility
- Integral garage
- Ground Floor bathroom
- Contemporary shower room
- Fitted wardrobes to master bedroom
- Block paved driveway

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band D (£1860.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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From the main entrance you enter a hallway, to the right is bedroom 5 which is currently being used as a study and overlooks the front garden, as you progress along the hallway to the right is the large lounge which has feature fireplace, next to the lounge is the staircase to the first floor, across the hall on the left is the family bathroom which has modern white suite and tiling, at the end of the hall there is open access to a further reception room which has patio doors on to the patio area. The good size kitchen has been fully fitted with modern kitchen units and has integrated appliances and co-ordinating worktops and breakfast bar, off the kitchen is a utility/dining room which has external access to the rear garden.

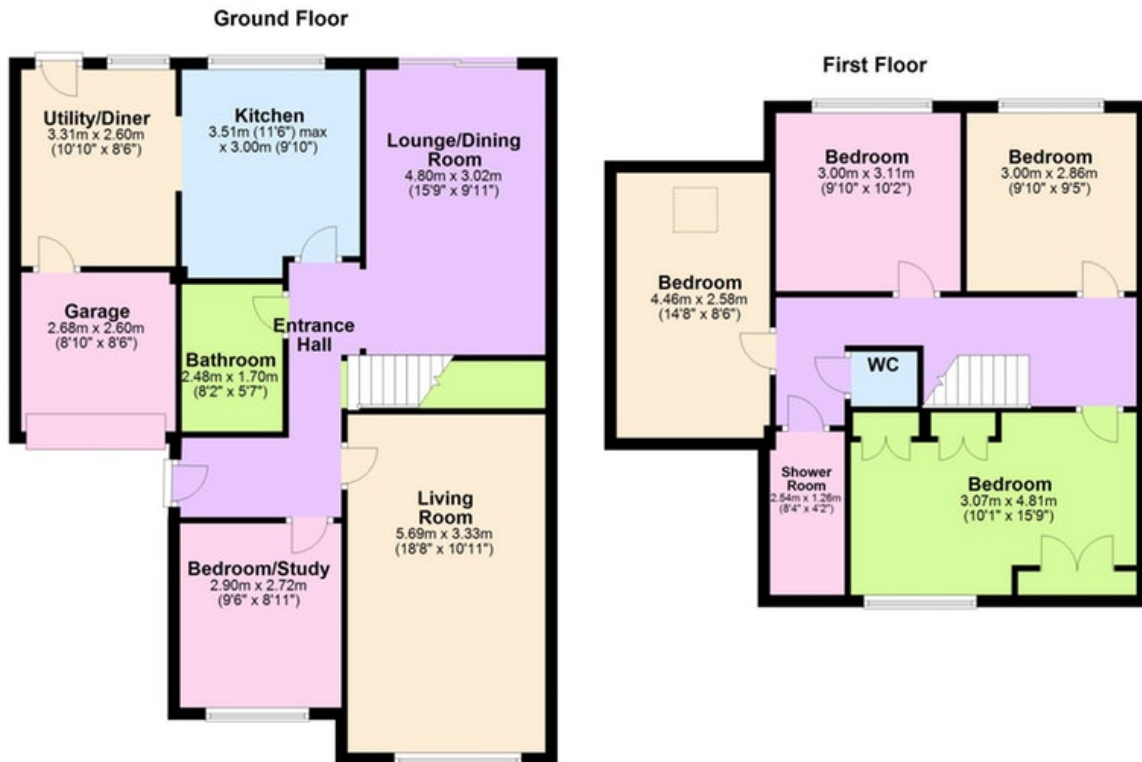
On the first floor there is a large master bedroom which has the added benefit of fitted wardrobes, there are a further three bedrooms off the landing. A contemporary shower room has double walk in shower and there is a separate wc.

To the front the garden and driveway have been fully block paved, the driveway leads to an integral garage. At the rear of the property is a good size mature garden which has a patio area.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links and the nearby motorway network is a few minutes away.

This is a lovely property which is spacious and has many lovely features, ideal for a family we thoroughly recommend early viewing to fully appreciate all the qualities this lovely property has to offer.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

37, Farndale Road  
LANCASTER  
LA1 4JB

Dwelling type: Semi-detached bungalow  
Date of assessment: 29-Oct-2010  
Date of certificate: 30-Oct-2010  
Reference number: 8297-9218-0129-6326-5003  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 130 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(54 - 68) <b>D</b>	<b>64</b>	<b>69</b>
(39 - 53) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(54 - 68) <b>D</b>	<b>59</b>	<b>64</b>
(39 - 53) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	248 kWh/m <sup>2</sup> per year	216 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.4 tonnes per year	4.7 tonnes per year
Lighting	£117 per year	£70 per year
Heating	£804 per year	£718 per year
Hot water	£126 per year	£126 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

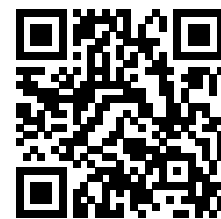
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### MISREPRESENTATION ACT, 1967.

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