



Lawnswood Avenue, Lancaster, LA1

£415,000

Guide Price

Tenure: Freehold, **Bedrooms:** 5

No chain. Ideal FAMILY HOME for sale in the south of Lancaster - close to the local university. This house has been beautifully extended to make it a SPACIOUS FAMILY HOME nestled in a quiet cul-de-sac. Throughout the home, there is double glazing and central heating, with a beautifully kept garden

Key features:

- Close To University
- Ground Floor Bathroom
- Detached Garage
- Off Street Parking
- Double Glazed
- Rear Garden

Extra info:

- **Property Age:** 55 years
- **Council Tax:** Band D (£1823.23 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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Throughout the home, there is double glazing and central heating, with a beautifully kept garden to the front and back of the property.

On the ground floor, there are two spacious double bedrooms, one with spacious fitted wardrobes and another single bedroom which can also be used as a study or dining room. There is also a ground floor bathroom with a shower, bath, WC and basin.

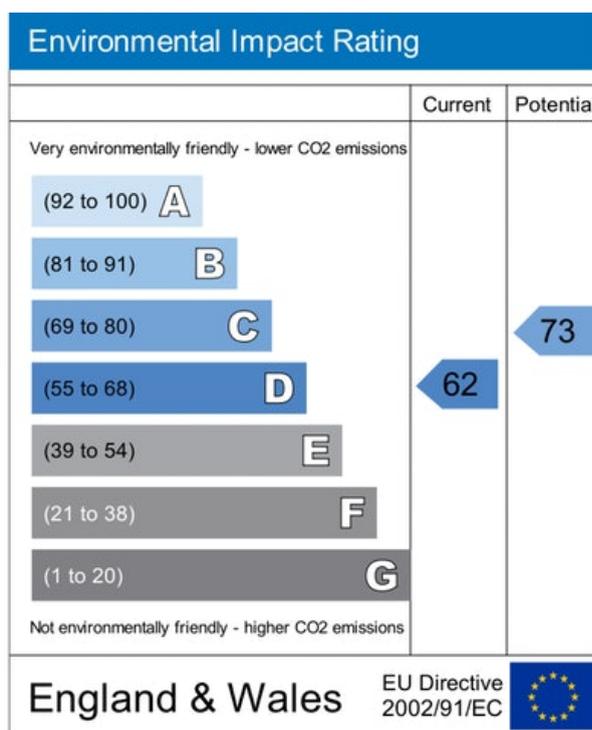
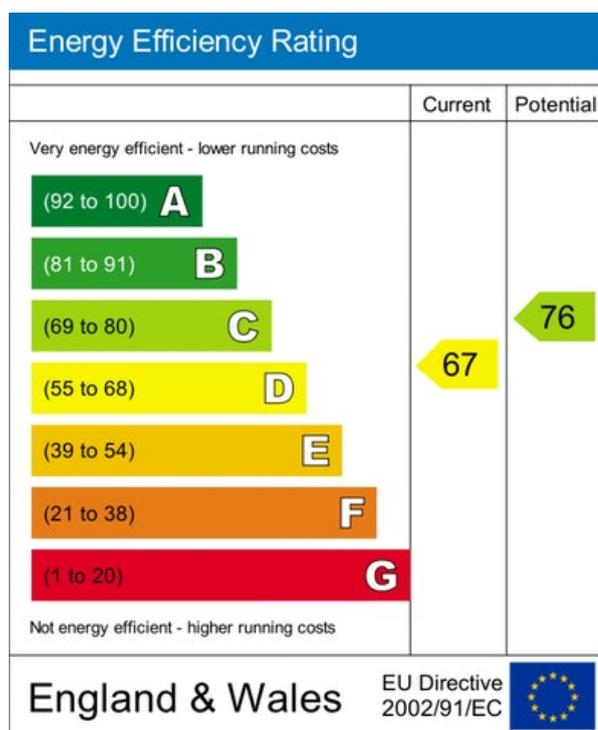
The living room is given character by a stunning cast iron fireplace surrounded by a wooden and marble heath, making it an eye-catching and unique focal point. The kitchen is has a freestanding American style fridge freezer, washing machine, gas cooker and dishwasher. Upstairs another two large double bedrooms are overlooking the back of the property. There is also another bathroom with bath, overhead shower, WC and basin. Under eves storage space is throughout the first floor

The larger than average single garage has hot and cold water feed, flourescent lighting, central heating and multiple electric sockets. Also fitted units as well as plumbing for a washing machine.

South and west facing gardens are laid to lawn, surrounded by an abundance of shrubs and fruit trees.

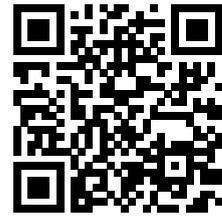
This house is brimming with character and space, and would be ideal for a family as their 'forever home!' Minutes away from Scotforth St. Paul's, Moorside, St Bernadette's, Ripley St.Thomas and boy's and girl's Grammar schools.

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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