



69 Crag Road, Lancaster

In Excess of **£250,000**





69 Crag Road

Lancaster, Lancaster

A fully renovated south Lancaster house you won't want to leave! Sleek, modern living inside & outside are gardens front & rear, driveway parking, a garage and such a private feel with an elevated position which enjoys plenty of extra light.

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- 2 Double Bedrooms
- Sleek & Stylish Living
- L Shaped Lounge Diner
- French Doors & Conservatory
- Open Views & Private Feel
- Great Garden
- Garage & Driveway Parking
- Great Transport Links
- Great Local Amenities





The Location

Crag Road is in South Lancaster and enjoys great access to the city centre or to the M6. An established and popular residential area there are plenty of local amenities. Just down the road you will find a popular nursery with primary school beside and Central Lancaster High School could not be handier being just across the road from the house. A short walk will take you past Lancaster Royal Grammar school to Williamson Park. There is a pleasing open aspect and with an elevated position the house gets plenty of light.

The House

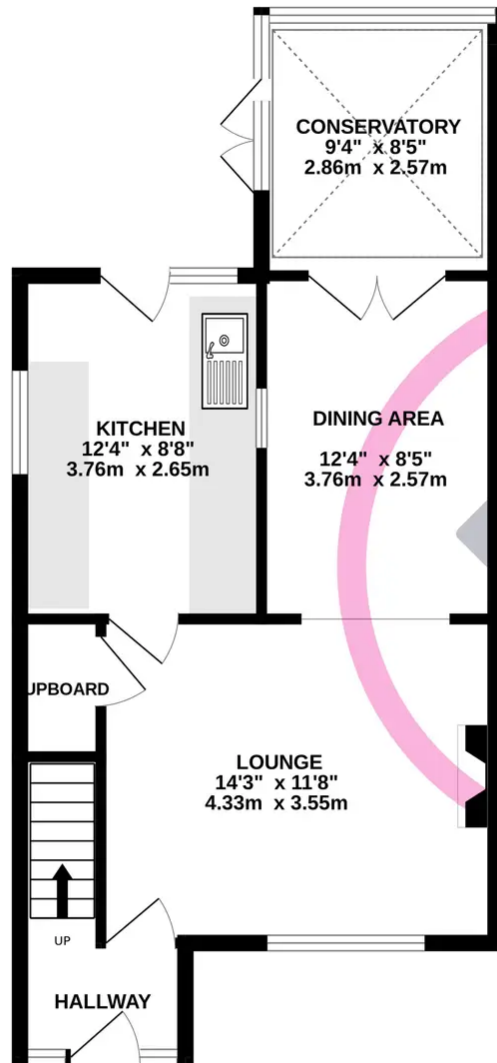
Step inside this beautifully renovated semi detached house and you will be impressed at the light, contemporary living. The recently installed composite front door has full length windows to either side and opens to an attractive hallway with wood effect flooring. Stairs lead up to the first floor and a feature glazed, panelled door opens to the living space. Contemporary living means sleek lines and fresh décor. The wood effect flooring extends through the open plan, L shaped living space and into the kitchen. French Doors with top lights open onto the rear conservatory where you can enjoy the garden and a further set of French Doors open to the garden. The house has undergone extensive renovation with updates including a new boiler, roofing, conservatory, kitchen, bathroom, flooring and many new windows. The house enjoys open views taking in the Ashton Memorial to the front and to the rear there is an impressive and private garden.



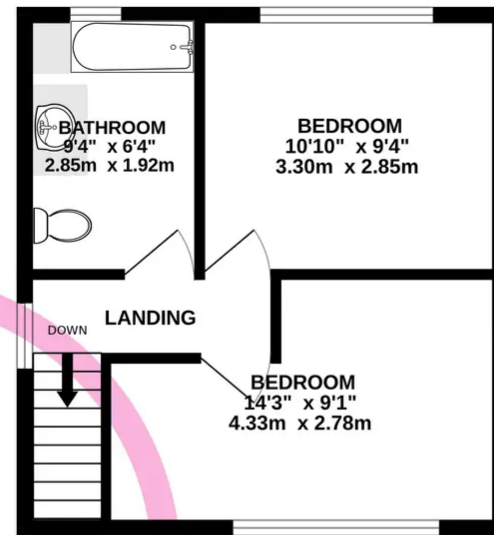
Kitchen

The sleek new kitchen has elegant white cabinets and splash backs complement the flooring. Integrated appliances create a seamless feel and there is a breakfast bar beside the window, perfect for a morning coffee. The back door leads out to the garden and there is a handy servings hatch from kitchen to dining space creating an open feel.

GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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