



10 Hala Grove, Lancaster
£325,000





10 Hala Grove

Lancaster, Lancaster

A beautiful, open plan semi detached where glazed doors mean you can step straight out into a landscaped, south facing rear garden. 3 bedrooms, a modern kitchen & shower room, parking and a garden studio. In sought after South Lancaster this house has it all!

Council Tax band: C

Tenure: Freehold

- Semi Detached
- 3 Bedrooms
- Sleek Modern Shower Room
- Open Plan Lounge Diner
- Veranda & Garden Studio
- Landscaped, South Facing Garden
- Integrated Kitchen
- Sought After South Lancaster
- Transport & Travel Links
- Great Local Amenities





Location

This is one of the best locations in south Lancaster and with a south facing garden Number 10 is certainly well positioned. So what makes this area so good? For a start there are good local amenities with the newly refurbished Boot and Shoe pub, a convenience store and a local Booths Supermarket. There are great local schools including Scotforth St Paul's, Moorside and Ripley. The access to the main A6 is also great and to the University, M6 and into Lancaster City centre.

Welcome Home

What a stunning home this is! The front door opens to a light, bright and modern hallway. Wood flooring and crisp modern décor set the tone for the house and you will find built in cupboards provide plenty of storage so you can keep the hallway clean and clear. The living space is open plan with large patio doors opening to the south facing garden and an elegant bow window to the front creates a relaxing lounge space. There is a glass fronted gas fire focal point and on either side of the chimney breast are built in cupboards. The kitchen is modern and sleek with integrated appliances and a low profile work top.

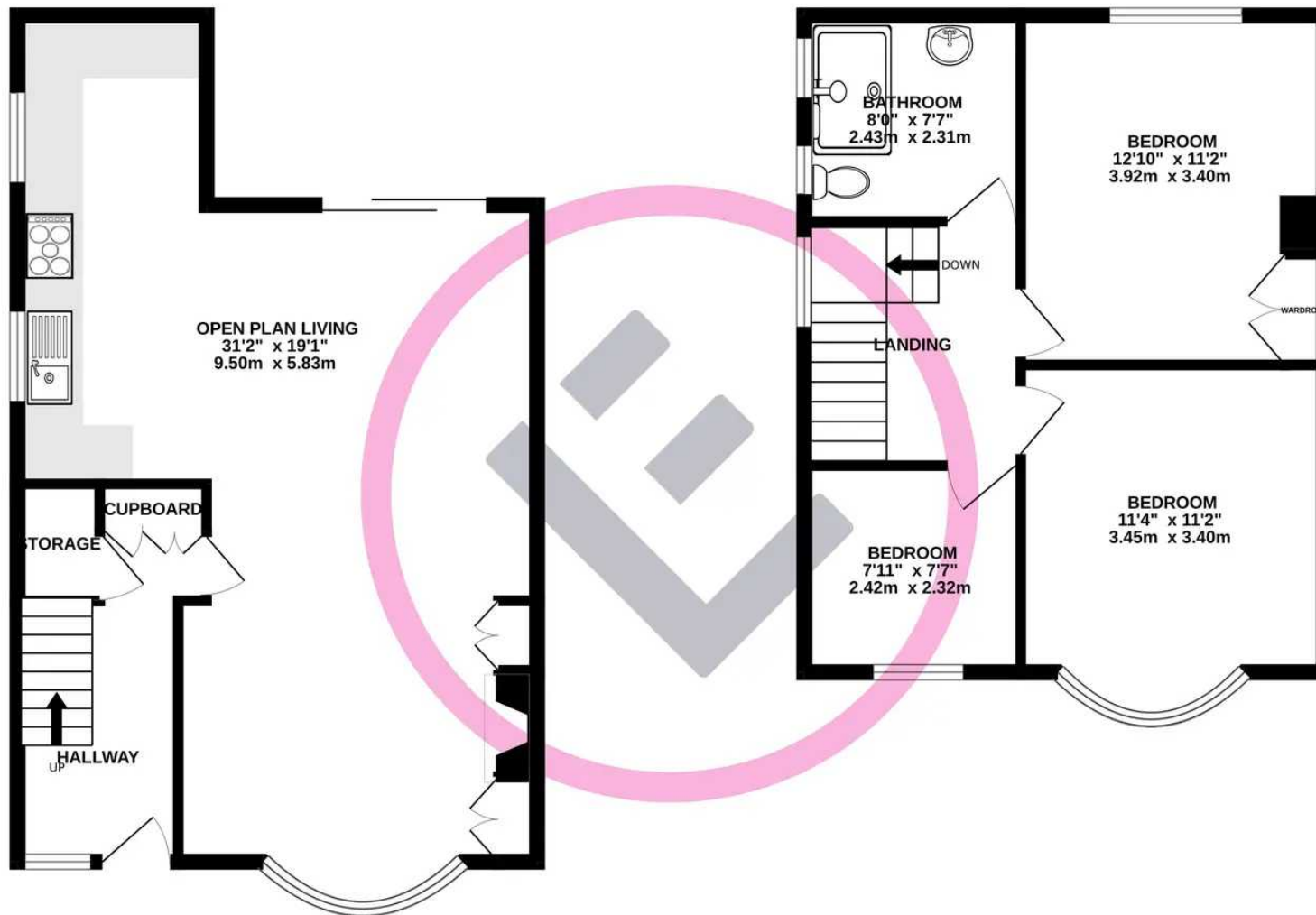
Upstairs

On the first floor are three bedrooms and a sleek, modern shower room with grey theme, large shower enclosure and chrome centrally heated towel rail.



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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