

13 Mallowdale Road, Lancaster

Lancaster

£210,000





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Lancaster

No onward purchase | Ready To Move In | Open Plan Kitchen Diner & Conservatory | 3 Bedrooms | Driveway | Close To Bay Gateway, Aldi & Buses
Council Tax band: B

Tenure: Freehold

- Open Plan Kitchen Diner and Conservatory a bright, sociable space made for family meals, entertaining and everyday life
- Integrated Kitchen Appliances for a sleek, effortless kitchen you'll love cooking in
- LED Lighting Throughout adding a warm, modern glow to every room
- Ready To Move Straight In so you can unpack and start enjoying your new home from day one
- Built In Storage In Every Bedroom keeping everything beautifully tidy and out of sight
- Wide And Inviting Hallway a welcoming first impression with a lovely sense of space
- Modern Bathroom a fresh, contemporary space to start the day or relax in the evening
- Driveway Parking and a setting back from the main road for easy, peaceful everyday living
- Close To The Bay Gateway, Aldi and Regular Bus Routes into Lancaster city centre for effortless day to day living
- EPC Rating D and Council Tax Band B















The Property

From the moment you step into the wide, inviting hallway, 13 Mallowdale Road feels like a home you'll love coming back to. The lounge, with its bay window, is a lovely place to unwind at the end of the day. The kitchen diner flows into the conservatory to create open plan living at its best, perfect for family dinners, easy entertaining and relaxed weekend mornings. Integrated appliances keep the kitchen sleek and effortless, and LED lighting gives every room a bright, modern glow. Upstairs, three bedrooms each have built in storage, so everything has its place, and the modern bathroom is a lovely spot to refresh and relax. It's ready for you to move in and simply start living.

Location

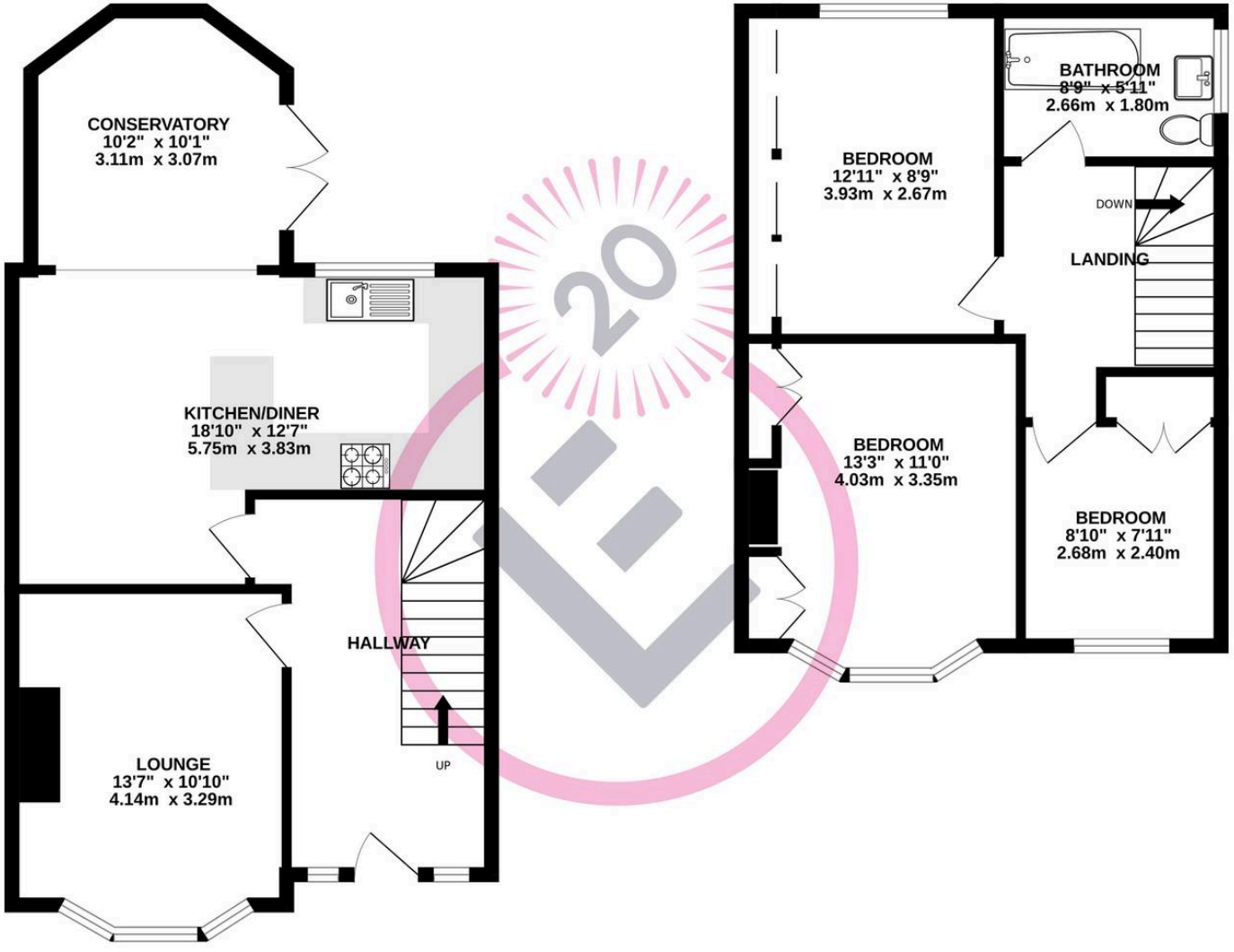
Set back from the main road, 13 Mallowdale Road gives you a lovely sense of retreat, with everyday life made easy all around you. Aldi is right on your doorstep on Morecambe Road, and the bus stops there offer regular services into Lancaster city centre, so shopping, work and days out are wonderfully simple. Drivers will love the quick link to the Bay Gateway, which takes you to the M6 at Junction 34 and across to Morecambe and Heysham. Ryelands Primary School, Our Lady's Catholic College and Lancaster and Morecambe College are all close by, and Morecambe's promenade is a short drive away for fresh sea air and a change of scene.

Anti-Money Laundering Checks

As a regulated agency, we're required by law to carry out Anti-Money Laundering checks on all parties involved in a property transaction. To complete these checks efficiently, we use a trusted third-party provider, which carries a charge of £30 incl. VAT per person, payable by the purchaser. This is a standard industry requirement and helps keep the buying process safe and compliant for everyone involved.

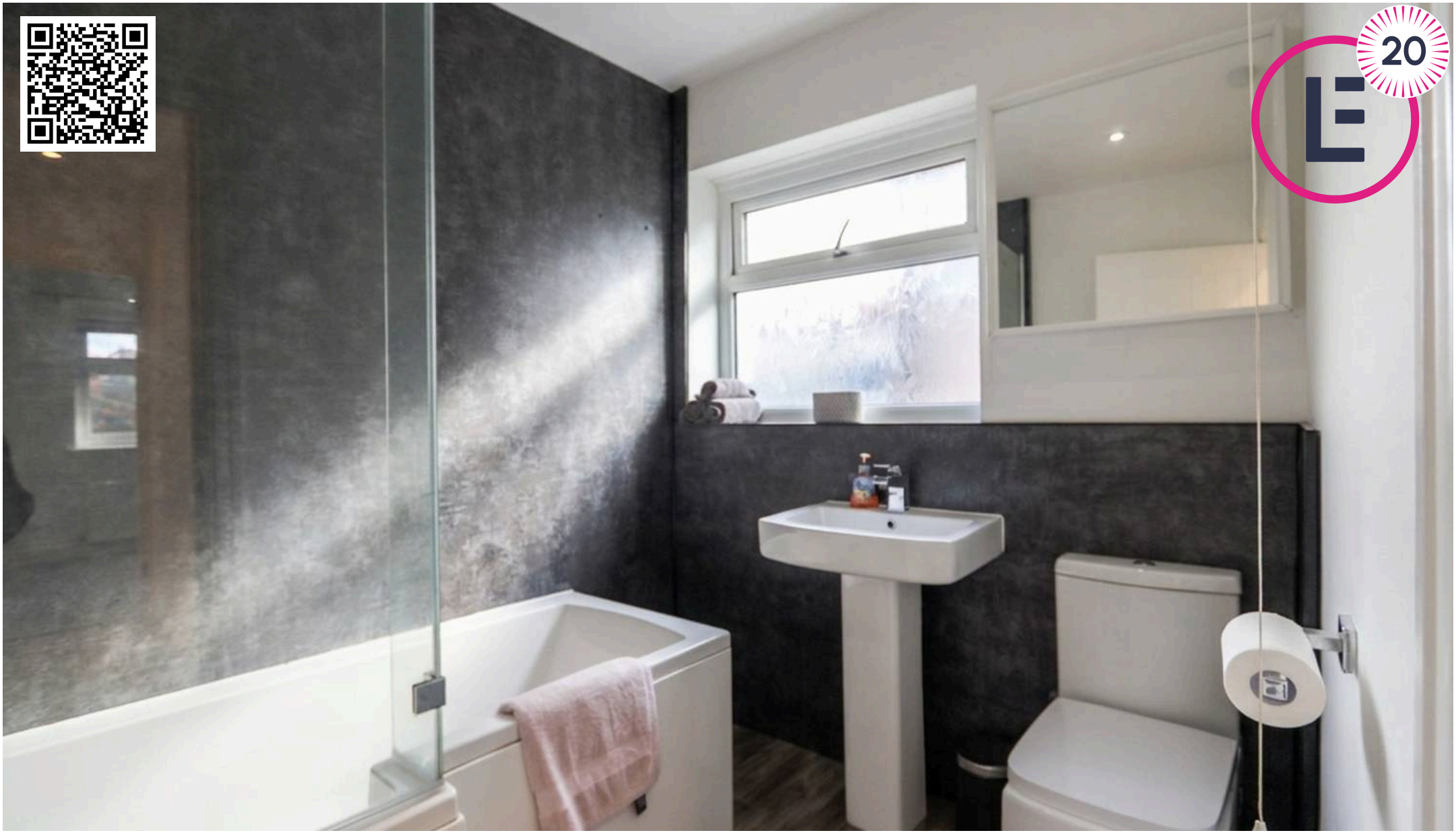
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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