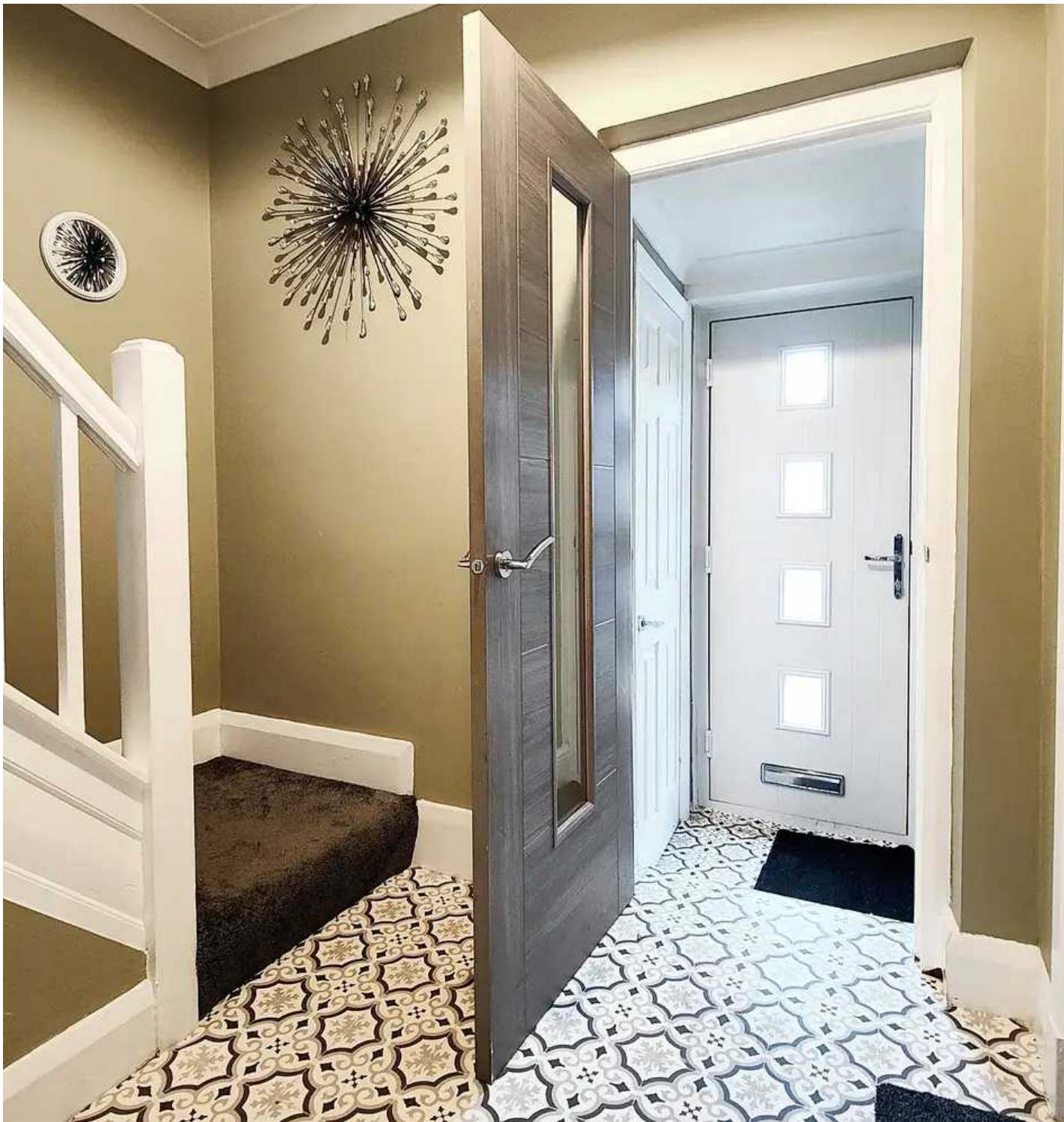




27 Lymm Avenue, Lancaster
£250,000



27 Lymm Avenue

Lancaster, Lancaster

Exceptional, extended semi-detached house with contemporary design, spacious layout, and delightful dressing room. Sleek Kitchen Diner with Roof Light and French Doors to covered garden decking area, lawn & Garden Studio. Double parking and great location in popular Scale Hall. Council Tax band: B

Tenure: Freehold

- Semi Detached House
- 2 Bedrooms & Dressing Room
- Full Width Rear Extension
- Home Study & Garden Studio
- Kitchen Diner w/ Roof Light & French Doors
- Lounge Diner w/ Stove & Double Doors
- Covered, Private Garden Decking
- Generous Rear Garden
- Double Parking
- Popular Area, Great Transport & Amenities





Location

Scale Hall is a popular residential area of Lancaster that has become increasingly sought after. The new M6 link road means that the motorway can be easily accessed and the location of Lymm Avenue means the city centre is just a walk away. The cycle path running through Scale Hall connects Lancaster and Morecambe as do regular bus services making it a convenient location where ever life takes you. The area is within the catchment area of several popular local schools both primary and secondary and it is well served with local shops and has a popular local restaurant. In the immediate area there is also a GP surgery and nursery.

The House

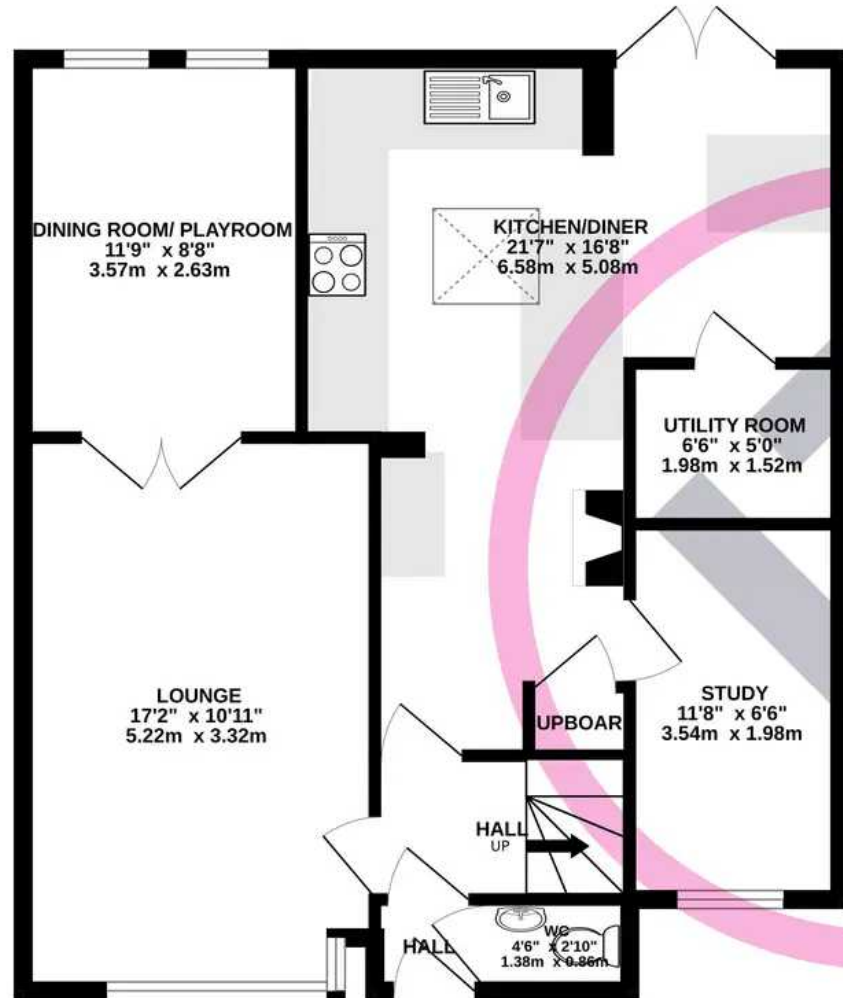
Enjoying a rear extension the full width of the house and a garden studio with both central heating and double glazing this semi detached house is much bigger than you might expect and offers plenty of space for growing families in a great area. A smart, modern front door opens to the hallway which enjoys fresh, modern décor and feature flooring. There is a ground floor WC, stairs lead up to the first floor and matching doors open to the ground floor rooms. The lounge is large and modern yet retains a cosy feels with a wood burning stove. Double doors connect to a dining room at the rear giving the option for light and airy open plan living or having the benefit of using the rooms separately.

Kitchen Diner & Study

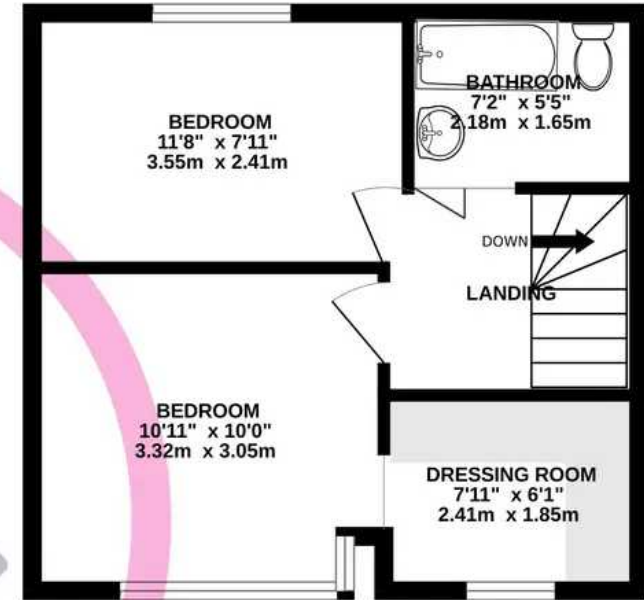
What a superb modern room this is! There is a second wood burning stove as you walk into this sleek, airy kitchen space. A study to the right means organised, separate space when working from home or simply to organise all that life admin or homework. The kitchen has gloss grey cabinets and concealed handles give that sleek look. The induction hob is set into the low profile marble counter top and there is a matching breakfast bar as well as a further matching breakfast bar style dining space beside the French Doors. This really is a kitchen equipped for gatherings. The LVT flooring in grey herring bone design is both hard



GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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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