



**11 Lytham Close, Lancaster**

Fixed Price **£201,600**





## 11 Lytham Close

Lancaster, Lancaster

Are you looking for the perfect family home? Modern, elegant & in a sought-after area with 3 bedrooms, master en-suite, orangery, sleek kitchen, allocated parking, maintained garden! Is this the one?

Council Tax band: C

Tenure: Freehold

- Modern End Terraced House
- 80% Affordable Housing
- Extended Orangery
- Sleek, Stylish Kitchen
- Allocated Parking
- Private Courtyard Development
- Sought After Area
- Great Local Amenities
- Transport & Travel Links
- 3 Bedrooms, Master En-Suite





### **Welcome Home**

Beautifully positioned in the corner of the courtyard with allocated and visitor parking available to the side Number 11 will charm buyers. Being available as an 80% share under the affordable housing scheme makes the house a great opportunity for local families looking for more space. The front door opens to an attractive and welcoming hallway. The hallway is light and airy, white porcelain floor tiling reflects the light and neutral décor accentuates the bright feel. There are recessed spotlights to the ceiling and a convenient ground floor cloakroom/ WC to the side. The kitchen is situated to the front of the home with dazzling white cabinets, flooring and splashbacks. Integrated appliances include the oven, hob and extractor hood and there is plenty of space for free standing appliances.

### **Living Space**

Occupying the rear of the property the living space is generous and light. Modern décor includes a feature panelled wall adding a sense of timeless tradition. Double doors open to the extended orangery at the rear and a further window creates light airiness. The orangery offers the house the perfect additional space for elegant dining and to entertain family and friends. French Doors open at the rear to the garden.

### **Upstairs**

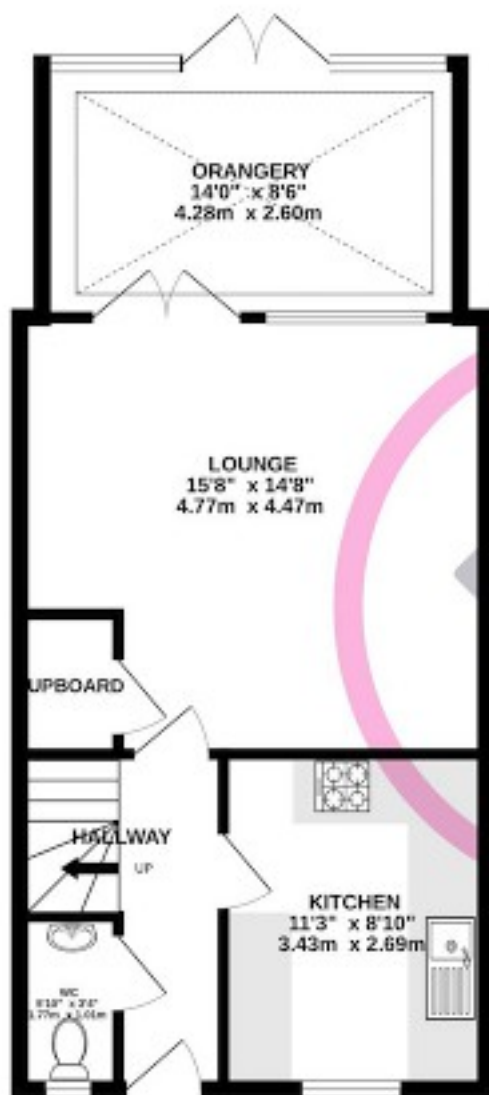
On the first floor you will find three well proportioned bedrooms and the bathroom. The master bedroom enjoys a modern, en-suite shower room. The bathroom is stylish with a grey theme and black fittings. Grey wash wood effect flooring complements the design.

### **Affordable Housing**

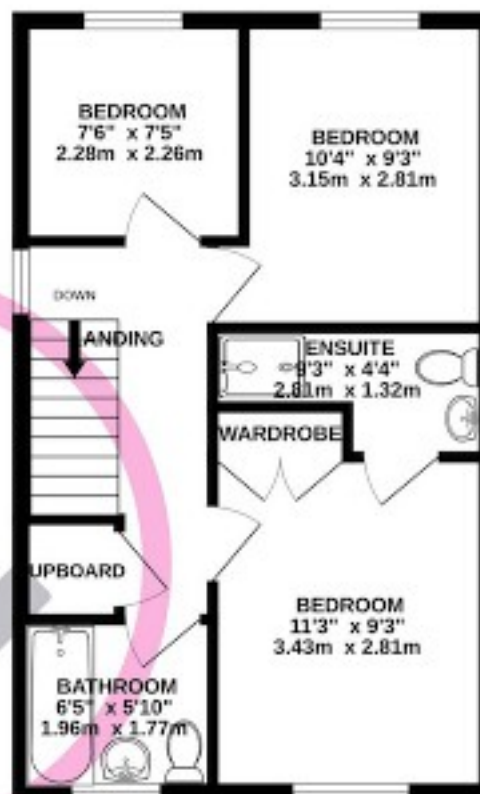
Buyers of affordable housing must have income/savings, which would not allow them to purchase the property, which is suitable for their needs, at the full market value. In addition applicants must have a reason to reside in the Lancaster District, such as permanent employment in the district, already residing in the area, taking up residence to



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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