



31 Abram Close, Lancaster
Lancaster

£200,000





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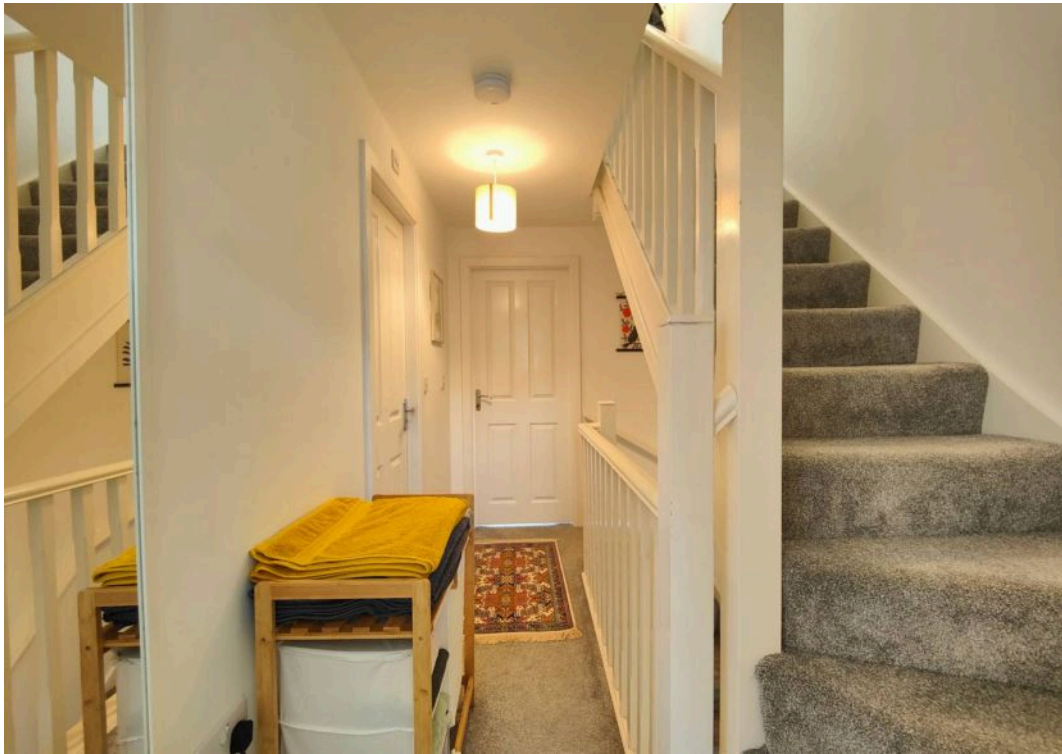
Lancaster, Lancaster

An elegant 3-bed house offering contemporary living at its best. Stylish open-plan living area, integrated kitchen, French doors to garden. Beautiful garden provides a tranquil retreat.

Council Tax band: C

Tenure: Leasehold

- Modern Home
- 3 Bedrooms
- Stylish Open Plan Living
- Integrated kitchen w/ Breakfast Bar
- French Doors to Generous Garden
- 3 Floors & G/Flr Cloakroom WC
- Modern Quayside Development
- Peaceful Cul de Sac
- Great Local Amenities
- Transport & Travel Links



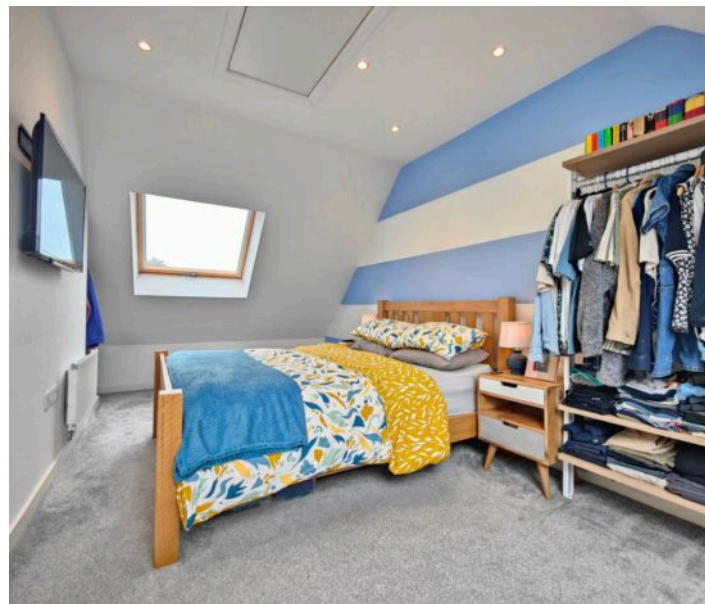


Welcome Home

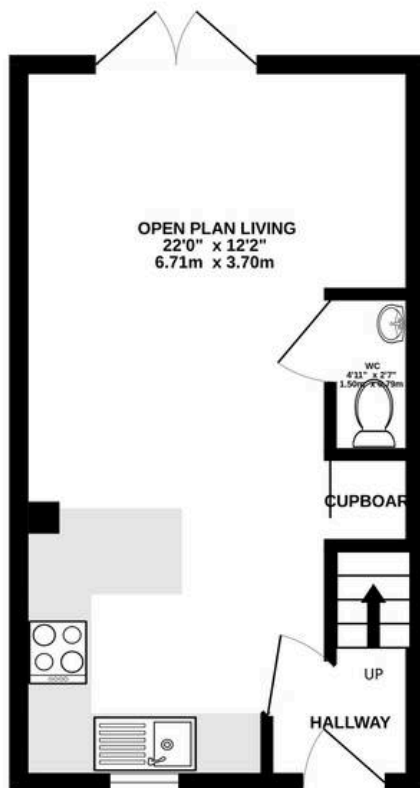
Perfectly positioned with green leafy views to the front and rear on a tranquil, peaceful development. The house was built in 2019 and upgraded with, eg, sockets to the garden and is immaculately kept. The front door opens to a hallway with fresh, modern décor and Amtico wood flooring which extends through the stylish ground floor. The ground floor is open plan, light and airy with French Doors opening to the garden at the rear. The kitchen is integrated with appliances stylishly housed in cream shaker styled cabinets. Above the induction hob the automatic extractor fan has a modern, stainless steel hood. A large breakfast bar offers plenty of space for dining and adds definition to the space. The lounge opens up at the rear offering the perfect space to relax and French Doors create a connection between outdoor and indoor living. The vendors have added bespoke under stair storage and a WC/ cloakroom completes the ground floor accommodation.

Upstairs

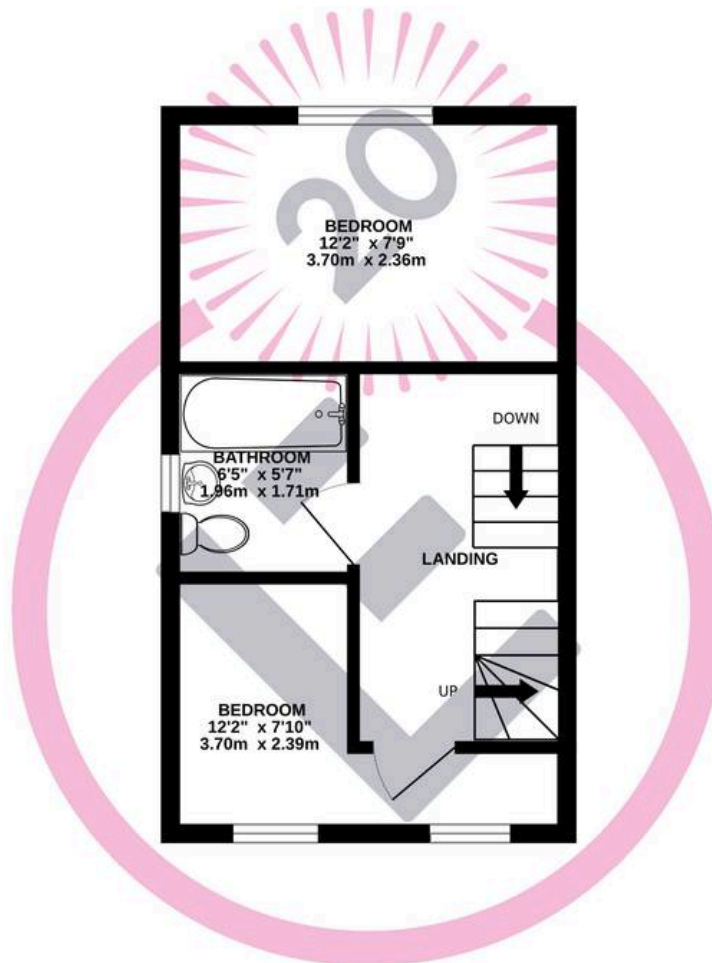
On the first floor there are two well proportioned bedrooms and a stylish, modern bathroom. The over bath shower has an additional rain down shower head. The first floor bedrooms have internet ports. Stairs lead up to the second floor where the generous master bedroom occupies the full depth with Velux windows to both front and rear. On the landing is a generous storage cupboard and the master bedroom also enjoys boarded loft storage above .



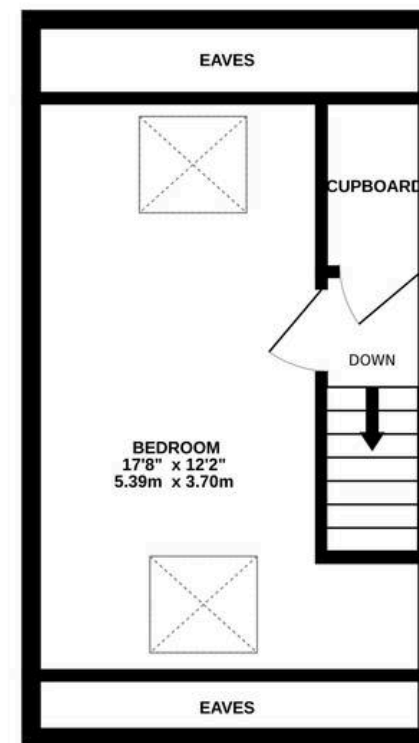
GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.

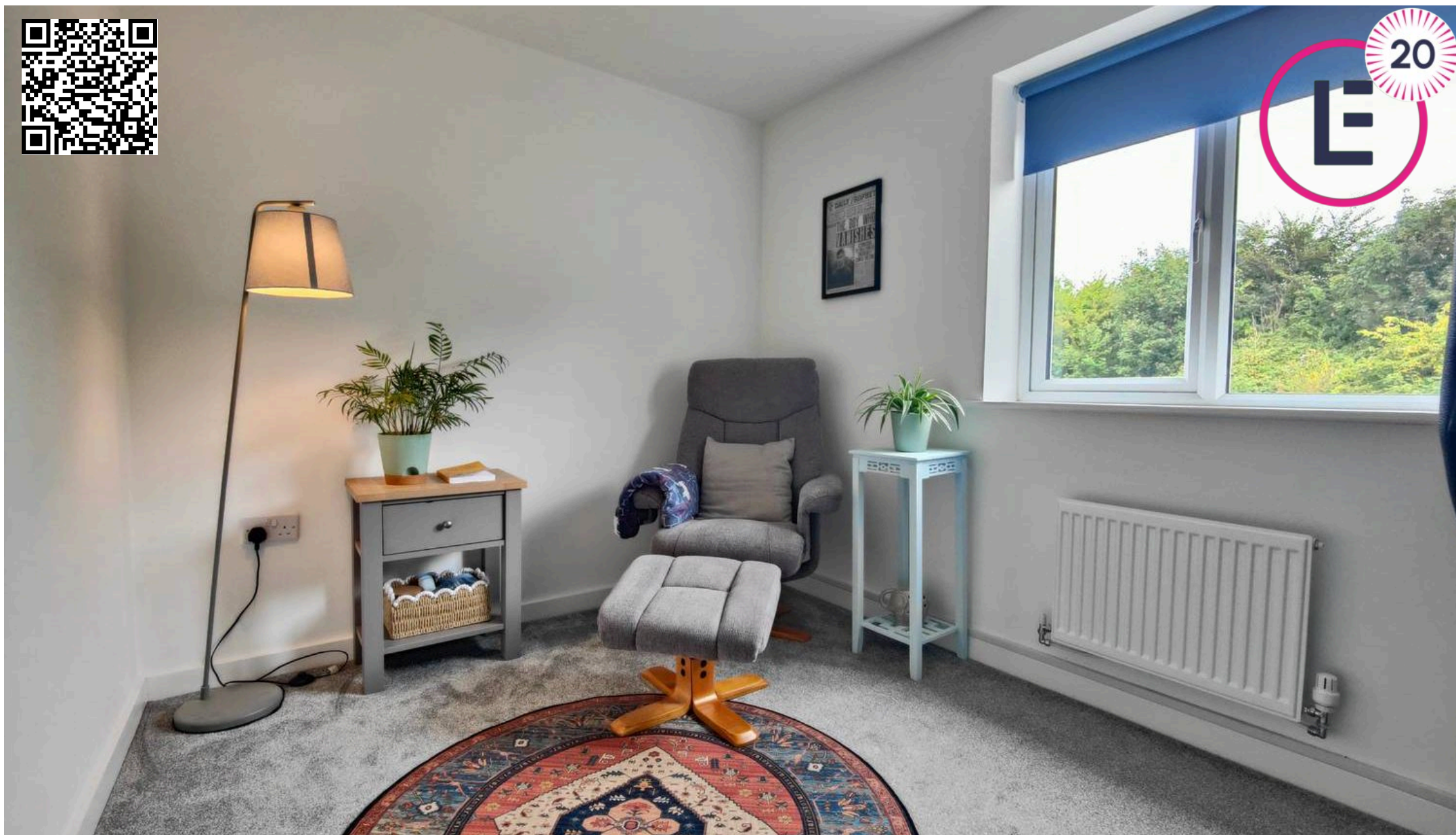
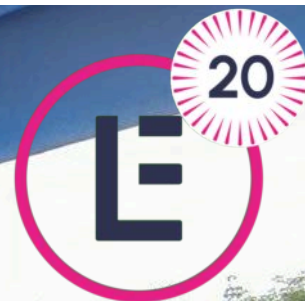


2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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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