



22 Kershaw Drive  
Lancaster, LA1 3FY

House - Semi-Detached

Price Guide

£346,500

# 22 Kershaw Drive Lancaster, LA1

House - Semi-Detached

**MIGHTYHOUSE**  
ESTATES

## Overview

- NO CHAIN
- THREE BEDROOMS
- WELL CRAFTED & STYLISH KITCHEN
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SEMI-DETACHED
- MASTER EN-SUITE
- SPACIOUS LOUNGE WITH BI-FOLDING DOORS
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANCASTER MOOR CONSERVATION AREA

## Selling your home?

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### Entrance Hallway

Double-glazed window to the front, stairs to the first floor, understairs storage housing the consumer unit, radiator and tiled floor.

### Cloakroom

Wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

### Lounge

Double-glazed Bi-Folding doors opening onto the garden, laminate floor, radiators.

### Kitchen/Diner

Double-glazed windows to the front, a range of beautifully crafted cabinets finished in a high gloss light grey with complimentary quartz style work surfaces, Franke stainless steel sink, Neff four-ring gas hob and extractor hood, integrated Neff electric oven and microwave, integrated fridge/freezer, integrated washer/dryer and dishwasher, wine rack, tiled floor, radiator.

### First Floor Landing

Double glazed window to side, space for a small office, access to the loft, walk-in storage cupboard housing the Baxi combi boiler, radiator, carpeted floor.

### Bedroom One

Double-glazed windows to the front, carpeted floor, radiator, door to the en-suite.

### En-Suite Shower Room

Walk-in thermostatic shower, wash hand basin, heated towel rail, non-slip flooring, shaver point, extractor fan, W.C.

### Bedroom Two

Double glazed window to rear, built-in wardrobes, carpeted floor, radiator.

### Bedroom Three

Double glazed window to rear, built-in wardrobes, carpeted floor, radiator.

### Family Bathroom

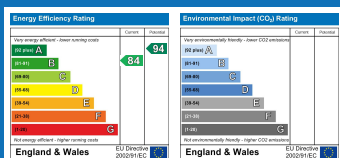
Bath with shower attachment, wash hand basin, tiled floor, heated towel rail, extractor fan, W.C.

### Outside

Fully enclosed rear garden with views over a conservation area, various trees and shrubs, wooden storage shed, lawn and patio areas, gate to access the front with off-road parking for two cars.

### Useful Information

Tenure Freehold  
Council Tax Band (D ) £2258.05  
Service Charge £44.00 per month.



**Lancaster Office:** 53A Market Street, Lancaster, Lancashire, LA1 1JG  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.