

## 57 Canterbury Avenue, Lancaster, LA1 4AU



**£280,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Situated on the ever-popular Canterbury Road, this superb semi-detached home offers stylish, well-maintained accommodation in one of South Lancaster's most desirable residential locations.

Immaculately presented throughout, the property features a bright and spacious open-plan lounge and dining area, creating a wonderful dual-aspect living space with attractive views over the rear garden. The contemporary kitchen is finished in a charming light green colour scheme and benefits from integrated appliances, combining practicality with modern style.

To the first floor, there are three well-proportioned bedrooms alongside a beautifully appointed shower room, finished to a high standard with quality fixtures and fittings.

Externally, the property continues to impress with off-road parking to the front, a garage providing additional storage or parking, and a fully enclosed, low-maintenance rear garden. Offering a peaceful and private outdoor retreat, it is the perfect space to relax, entertain, or enjoy family time.

Combining stylish interiors, excellent outdoor space, and a highly sought-after location, this is a fantastic opportunity to acquire a home ready to move straight into.

Canterbury Avenue offers the perfect balance of convenience and lifestyle. Excellent transport links make travelling around the city straightforward, while major employers, including the universities and the Royal Lancaster Infirmary, are within easy reach. For those who enjoy the outdoors,

the beautiful Williamson Park is just a short stroll away, offering acres of parkland, woodland walks, and panoramic views across the city and beyond. The property also falls within the catchment area of several highly regarded local schools, making it an excellent choice for families seeking both convenience and quality education.

### Entrance Vestubule

Great space for boots and coats

### Hallway



Stairs to the first floor, understairs storage cupboard, laminate flooring, radiator.

### Open Plan Lounge And Dining Room



Open plan lounge and dining room with a double glazed window to the front and double glazed door with a lovely aspect over the garden, feature Victorian cast iron fireplace with an inset coal effect electric fire, laminate flooring, radiator.

### Kitchen



Double glazed window to the rear, range of crafted cabinets finished in a soft green with complimentary work surfaces, Bosch electric hob, extractor hood, new electric oven

and grill, washing machine, Hotpoint fridge, integrated dishwasher, stainless steel sink, double glazed ornate door leading to the garden, laminate flooring, radiator.

### First Floor Landing



Double glazed window to the side, built in linen cupboard.

### Bedroom One



Double glazed window to the front, recess hanging and storage space, laminate flooring, radiator.

**Bedroom Two**



Double glazed window to the rear, built in wardrobes, laminate flooring, radiator.

**Bedroom Three**



Double glazed window to the front, built in storage space, laminate flooring, radiator. Access to the loft which is partly boarded and house the Worcester combi boiler.

**Shower Room**



Double glazed frosted windows to the side and rear, double shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl flooring, W.C.

**Outside**



Small front garden with decorative rockery alongside extensive off-road parking for numerous vehicles, with access to the garage and gated entry to the rear garden.

The fully enclosed rear garden has been designed for low-maintenance living and features raised flower beds, outdoor sockets and lighting, a variety of mature trees and plants, patio seating areas, and an external water tap, creating a pleasant and private outdoor space to enjoy throughout the year.

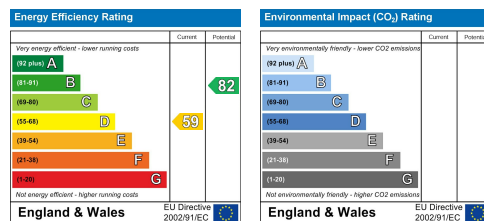
**Garage**

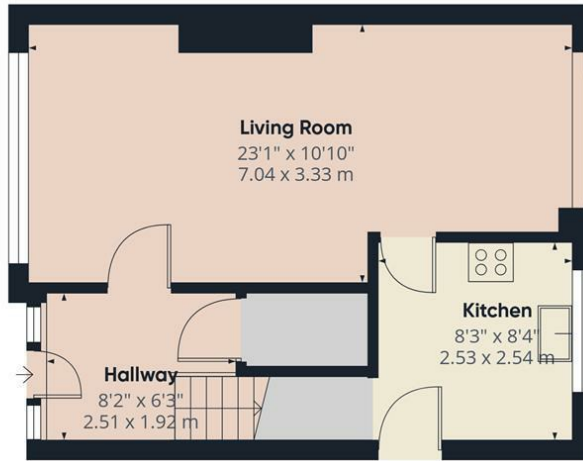


Up and over door, double glazed windows, freezer, power and light.

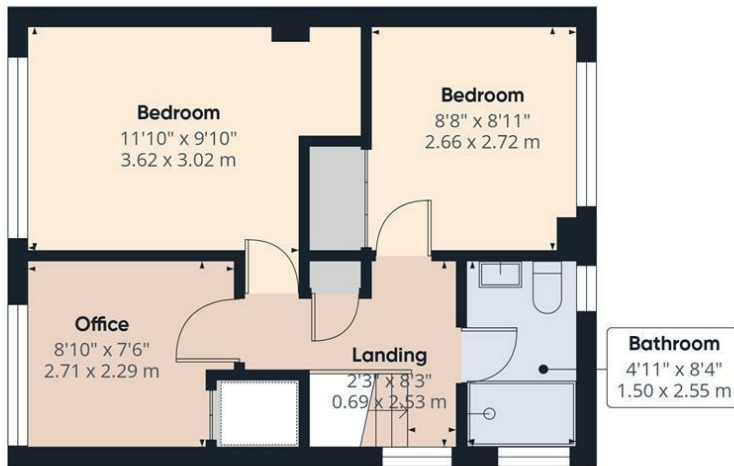
**Useful Information**

Tenure Freehold  
Council Tax Band (C ) £2,225  
No Onward Chain  
New bathroom, new electrics, new radiators, decorated throughout





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
755 ft<sup>2</sup>  
70.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054