

## 62 Avondale Road, Lancaster, LA1 4BY



**£175,000**

This three-bedroom mid-terrace home offers generous living space, featuring two reception rooms and a large attic room, providing excellent flexibility for family life.

Situated in the ever-popular Bowerham, the property has been cherished by the same family for over 60 years, reflecting a well-loved and well-maintained home.

While the property would now benefit from modernisation, it has been carefully looked after and offers spacious accommodation ideal for a growing family. The ground floor comprises a welcoming lounge, separate dining room, and a kitchen. On the first floor are three well-proportioned bedrooms and a wet room.

The attic room presents fantastic potential, with scope to extend further (subject to the necessary planning consents), creating additional living or bedroom space if required.

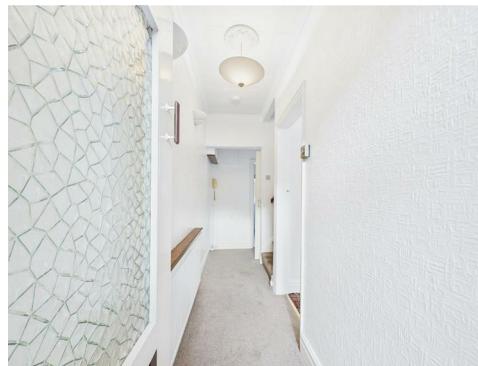
Externally, the property enjoys a low-maintenance rear garden, complete with three storage sheds, including a workshop and a small utility room, ideal for hobbies or additional storage.

This highly sought-after location offers easy access to local bus routes to Lancaster University and the town centre. It is less than a 5-minute walk to local amenities, including shops and a Post Office. The area has a superb range of schooling options, including the renowned Girls and Boys Grammar Schools and excellent Primary Schools. The Lancaster Royal Infirmary is less than one mile away as is the beautiful Williamson Park, known for its scenic walks and woodland trails.

### Entrance Vestibule

Double-glazed front door, tiled floor, cupboard housing gas meter, and further door into the hallway.

### Hallway



Stairs to the first floor, radiator, carpeted floor.

### Lounge



Double-glazed bay window to the front, brick fireplace with inset coal-effect electric fire, carpeted floor, radiator.

### Dining Room



Double-glazed window to the rear, wood surround fireplace with inset coal effect gas fire, understairs storage cupboard, carpeted floor, radiator. There is a possibility to

extend the dining room into the back yard, subject to any necessary planning consent.

### Kitchen



Double-glazed window to the rear, a range of matching wall and base units, stainless steel sink, free-standing electric cooker, plumbing for washing machine, space for fridge/freezer, wood effect vinyl floor, double-glazed door to the rear garden.

### First Floor Landing



Access to the vast loft with a pull-down ladder, built-in linen cupboard housing the water cylinder.

**Bedroom One**



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

**Wet Room**



Double glazed frosted window to the rear, Mira electric shower, wash hand basin, non-slip flooring, radiator, W.C.

**Bedroom Two**



Double-glazed window to the rear, built-in cupboard housing the Vaillant gas boiler, carpeted floor, radiator.

**Attic Room**

Large boarded-out room with the possibility to create an extension, subject to any necessary planning. Pull down ladder and two windows.

**Outside**



A low-maintenance, fully enclosed rear garden, predominantly paved and featuring a patio seating area. Rear gated access is provided, along with three storage sheds. The largest is currently used as a workshop, while another serves as a small utility room, both benefiting from power and lighting.

**Useful Information**

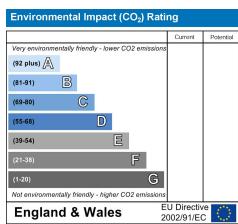
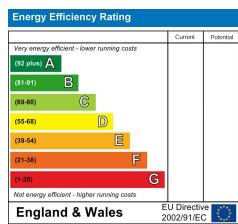
Tenure Freehold

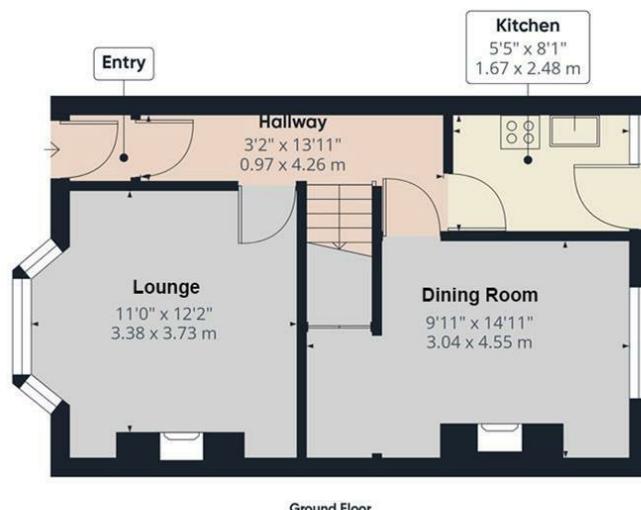
Council Tax Band ( B ) £1,873

No Onward Chain



An extended room onto landing with a spacious cupboard, double-glazed window to the front, carpeted floor and radiator

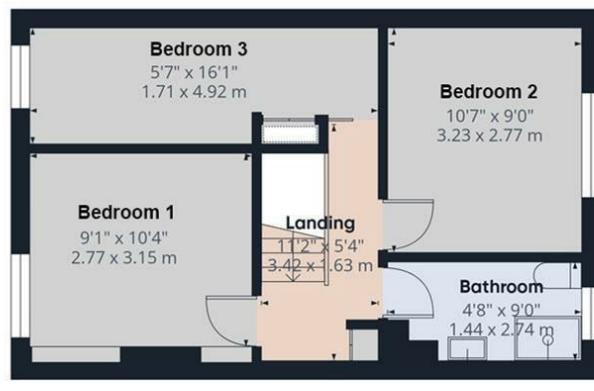




Approximate total area<sup>(1)</sup>

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.

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