

27 Parkfield Drive, Lancaster, LA1 4BT



£245,000



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Situated on the ever-popular Parkfield Drive in South Lancaster, this spacious three-bedroom semi-detached home offers flexible living accommodation in a fantastic location, close to excellent schools, bus routes, Williamson Park, and within walking distance of Lancaster city centre.

The ground floor features a bright and welcoming lounge, along with a versatile additional reception room that could be used as a home office, playroom, snug, or fourth bedroom. To the rear, a generous kitchen/diner provides plenty of space, with patio doors opening onto a spacious fully decked rear garden, ideal for hosting guests with minimal maintenance.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. While the home is well maintained, it also presents an excellent opportunity for buyers to update and personalise to their own taste over time.

Externally, there is a driveway providing off-road parking, along with a front garden.

Set within the highly sought-after Bowerham area, this is a fantastic opportunity for families or buyers looking for a well-located home with versatile living space and excellent amenities close by.

Entrance Hallway



Double glazed window to front, partially tiled, partially carpeted, stairs to first floor, radiator, Worcester combi boiler.

Lounge



Carpeted, radiator, double glazed window to front, original cast iron fireplace with marble hearth and wooden mantle.

Office/Bedroom Four



Carpeted, radiator.

Kitchen/Dining Room



Part carpeted, part tiled flooring, radiator, large double glazed window to rear, double glazed patio door out to decked garden, size door access to outdoor storage room, under stairs storage cupboard, range of matching wall and base units, tiled backsplash, gas hob with extractor hood, space for freestanding fridge/freezer, space for under counter washing machine and dishwasher.

Outside



Large decked garden, outdoor tap, access to outdoor storage room down side of property.

First Floor Hallway



Carpeted, double glazed window to side, loft access.

Bathroom



Vinyl flooring, tiled walls, frosted double glazed window to rear, bath with overhead shower, wash hand basin and W.C.

Bedroom One



Carpeted, large double glazed window to front, radiator.

Bedroom Two



Carpeted, double glazed window to rear, built in storage cupboard, radiator.

Bedroom Three



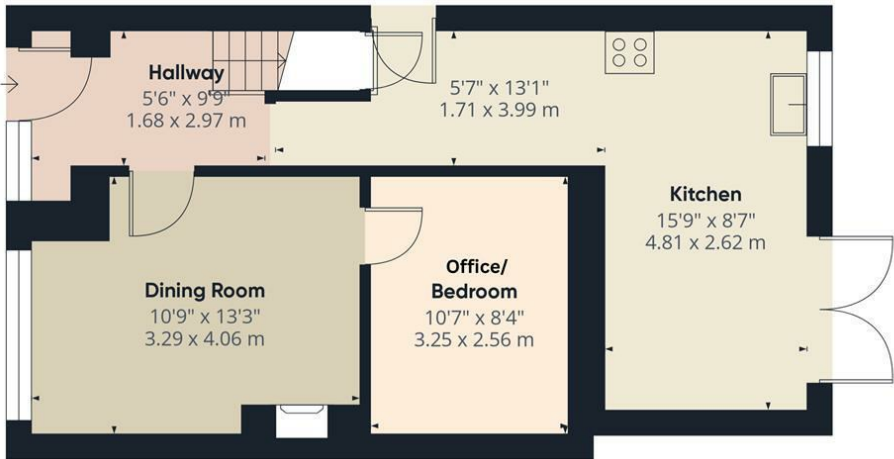
Carpeted, radiator, double glazed window to front, built in storage cupboard.

Useful Information

Tenure Freehold

Council Tax Band (B) - £1,914.17

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor



Floor 1

Approximate total area⁽¹⁾
828 ft²
76.9 m²

(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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