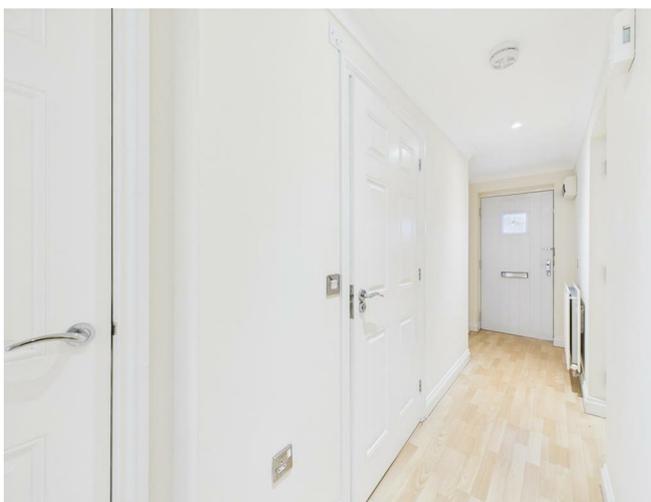


## 26 Gleneagles Drive, Lancaster, LA1 3RP



**£295,000**



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

This beautifully presented townhouse is arranged over three floors and tucked away within a quiet cul-de-sac in the highly sought-after Standen Park area, just a short walk from Williamson Park and a range of local amenities.

Finished to a high standard throughout, the property offers flexible and versatile accommodation, ideally suited to modern family living. Notable features include two en-suite bedrooms, a ground-floor shower room, and a well-established rear garden.

The ground floor comprises a welcoming entrance hall, a shower room, an integral garage, and a utility room with direct access to the rear garden. A generous third bedroom completes this level, making the property particularly well-suited to multi-generational living or those requiring ground-floor accommodation.

The first floor features a spacious lounge, ideal for relaxing or entertaining, alongside a well-proportioned kitchen/diner that forms the heart of the home. The second floor hosts two further bedrooms, with bedroom two benefiting from an en-suite shower room and the principal bedroom enjoying an en-suite bathroom.

There is also an allocated parking space to the front with access to the garage and an enclosed rear garden.

Lancaster city centre is within easy reach and offers an excellent selection of schooling for all ages, including the highly regarded Lancaster Girls' and Boys' Grammar Schools. The city also benefits from strong transport links by both road and rail, making it ideal for

professionals commuting to the area's hospitals and universities.

Williamson Park is within walking distance, offering woodland trails, a children's playground, and elevated views across the city towards the coast, an exceptional lifestyle benefit right on your doorstep.

### Entrance Hallway



Laminate floor, consumer unit, radiator, coat and boot cupboard, door to integral garage, cupboard housing water clinder, stairs to the first floor.

### Integral Garage

Up and over door, power and light.

### Utility Room



Double-glazed door to the garden, range of cabinets, stainless steel sink, washing machine, radiator, tiled floor, Ideal condensing boiler.

### Shower Room



Shower cubicle with thermostatic shower, wash hand basin, tiled floor, radiator, extractor fan, W.C.

### Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator.

### First Floor

Stairs to the second floor.

### Lounge



Double-glazed windows to the front, wood surround fireplace with coal effect electric fire, laminate floor, radiators and intercom.

**Kitchen/Diner**



Double-glazed windows to the rear, a range of crafted cabinets with complementary work surfaces, four ring gas hob and extractor hood, whirlpool integrated dishwasher, stainless steel sink, tiled floor radiator, intergrated fridge and the dining area having a carpeted floor.

**Second Floor**



Carpeted floor.

**Bedroom One**



Double-glazed windows to the front, a range of fitted wardrobes, carpeted floor, radiator, door to the en-suite.

**En-Suite Bathroom**



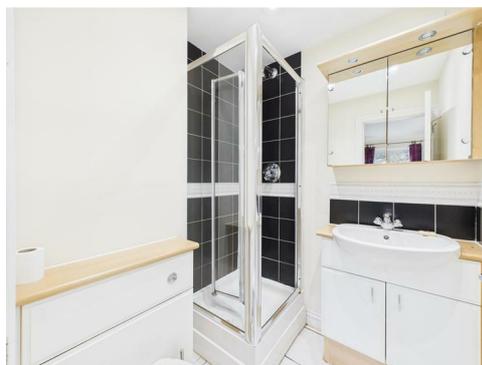
Bath with shower attachment, vanity unit with inset wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

**Bedroom Two**



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

**En-Suite Shower Room**



Shower cubicle with thermostic shower, vanity unit with inset wash hand basin, radiator, extractor fan, tiled floor, W.C.

**Outside**



The fully enclosed rear garden features a patio area with steps leading up to a further seating area, complemented by a variety of mature trees and shrubs, as well as an external water tap. To the front, there is allocated parking with access to the integral garage.

**Useful Information**

Tenure Freehold  
Council Tax Band (C) £2,140  
No Upper Chain

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(02-10) <b>A</b>	
(81-91) <b>B</b>		(11-20) <b>B</b>	
(69-80) <b>C</b>		(21-30) <b>C</b>	
(55-68) <b>D</b>		(31-40) <b>D</b>	
(39-54) <b>E</b>		(41-50) <b>E</b>	
(21-38) <b>F</b>		(51-60) <b>F</b>	
(1-20) <b>G</b>		(71-80) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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