

1 Haig Avenue

Westfield Memorial Village, Lancaster, Lancashire, LA1 5PB



£700 Per calendar month

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sales & lettings

This is a superb and immaculately presented detached home situated in Westfield Memorial Village. A detached home which offers three well proportioned bedrooms, a modern bathroom and a generous living space to the ground floor. The Sie-Matic kitchen is modern which has access to a rear utility porch. The home has gardens to both the front and the rear. It is available now, unfurnished. No smokers or pets please.

A brief description

Haig Avenue is a superb and immaculately presented detached home. Standing proud, this home looks out on to the memorial and features a well stocked mature private garden complete with an area laid out as a home allotment.

The home itself offers 3 well proportioned bedrooms. Throughout the home is light and airy. The bathroom is modern fitted with a 3-piece suite in white and incorporating a corner bath with shower above.

The ground floor has very attractive living starting from the spacious welcoming hallway which leads through to the lounge. Light flows through due to the dual aspect windows looking out to both the front and rear.

The open plan kitchen diner is fitted with a stylish SieMatic kitchen and incorporates a double oven with combination microwave. There is a useful utility porch fitted to the rear.



Key Features

- Detached Property
- 3 Bedrooms
- SieMatic Kitchen
- Gardens and allotment space
- EPC Rating E
- Private village location
- Close to city centre
- Available now, Unfurnished
- No pets or smokers

The Location

Westfield Memorial Village is a private estate that was officially open by Field Marshall Earl Craig in 1924. It is located on the edge of the city close to both the main train station and Lancaster Castle. Its purpose was to commemorate all those who gave their lives for their country in the Great War, in particular the men of Lancaster who served in Kings Own Royal.

Today the village, with its tree lined streets appeals to many from young growing families through to the more elderly. The statue memorial stands at the centre. Green areas, maintained by the village's own full time gardeners, are open to residents' private use. These include a playing field and bowling green. Regular community events take place which include a summer gala day, Easter celebrations and weekly bingo. Westfield Memorial can truly call itself a "Village".





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E



The Living Space

This detached home has a fantastic and spacious living room, with dual aspect windows. The kitchen is also surprisingly expansive, and includes space to dine. The kitchen itself is fitted with a high quality SieMatic kitchen, complete with a double oven and five ring hob. A door from the dining area gives access into the utility room, where you will find a fridge freezer and access to the rear garden.

Stairs lead up from the entrance hall to the first floor landing.

On the First Floor

This home offers three good sized bedrooms, two of which are double rooms which include additional built-in wardrobe space. On the landing there is another handy storage cupboard. The third bedroom is a large single room which would be perfect for a child or as a study. The bathroom includes a white three piece suite with a P-shaped bath.

The Gardens

Haig Avenue features a good size rear garden with a range of mature planting and hedging. There is on street parking available in this private village.

Cost Information

There are no upfront fees to pay on this property.

The deposit for this property will be £800

JD Gallagher Estate Agents are part of UKALA who provide our CMP insurance and are part of the Property Redress Scheme

We may charge a tenant any or all of the following when required:

1. The rent
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year
3. Default fee for late payment of rent (after 14 days)
4. Reasonable charges for lost keys or security fobs
5. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant
6. Payments associated with early termination of the tenancy, when requested by the tenant
7. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.

What we like

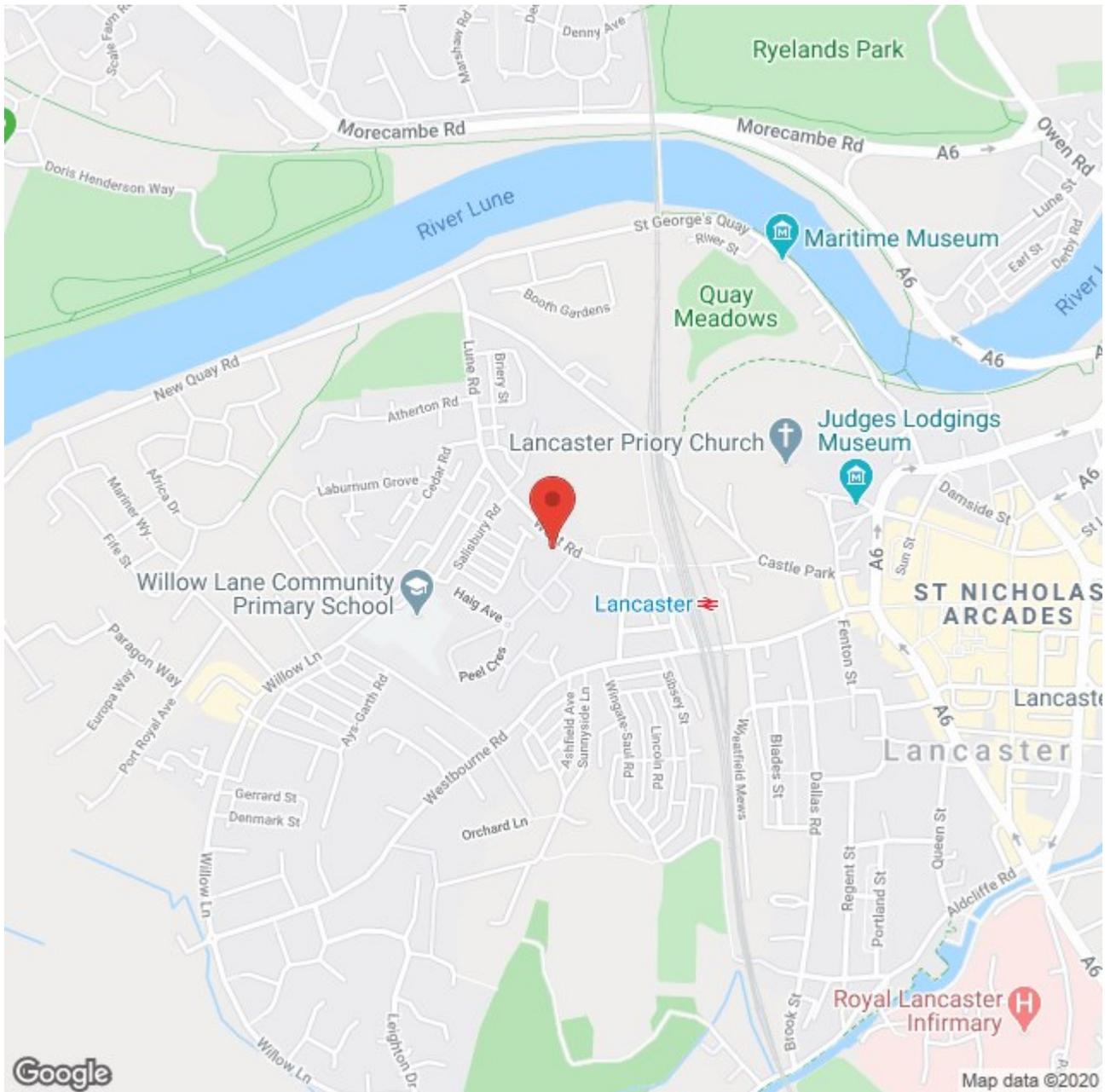
We love the peaceful location of this home. Close to the bus station, train station and the motorway as well as a short walk into the city centre. This home is perfect for anyone looking for a peaceful place to come home to, close to the city centre.



Extra Information

- Newly decorated throughout
- Large kitchen and dining area
- 2 double bedrooms
- Parking
- Large gardens
- Available now





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