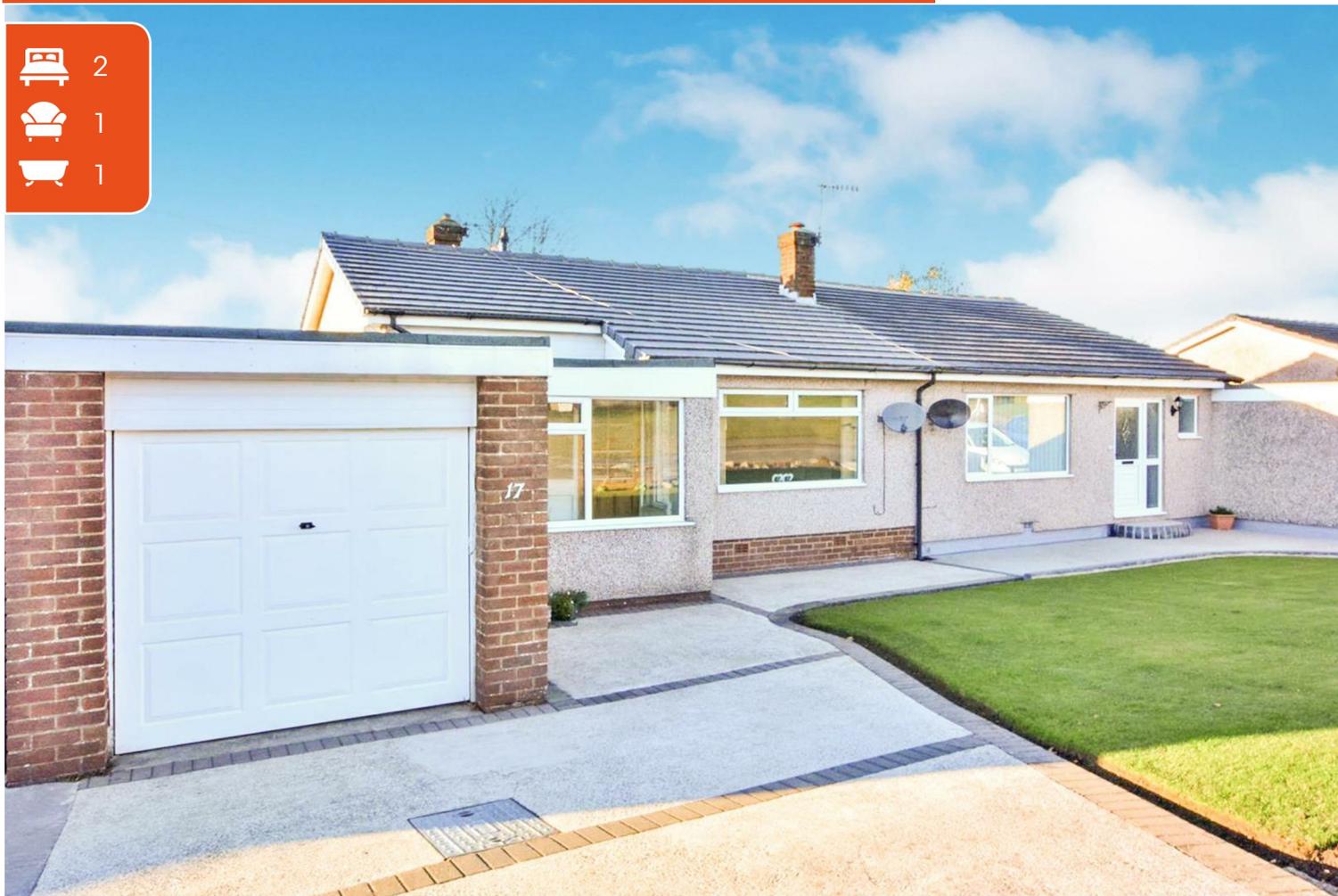


17 Newmarket Avenue

Hala, Lancaster, Lancashire, LA1 4NG

£185,000



This bungalow is excellent. The owners have styled and decorated the home throughout to a great standard. Both bedrooms are doubles with great views from the master. We also love the contemporary kitchen and bathroom. Off road parking for two leads to the integral garage and the gardens are well maintained.



A brief description

The main entrance opens into the hallway which sets the tone for the rest of the home with its neutral decoration.

The living room is a wonderful size with a large double glazed window and the kitchen will be a true delight to work in for those who love to cook. Just off the kitchen is a utility room.

Both bedrooms are double with views from the master and there is a modern three piece bathroom suite with a shower above the bath.

The gardens to both the front and the rear are well maintained. There is also off road parking for two vehicles and this leads to the integral garage which has an electric up and over door.

Key Features

- A well presented Semi Detached Bungalow
- Two Double Bedrooms
- Stylish Three Piece Bathroom
- Contemporary Fitted Kitchen
- Well Appointed Throughout
- Private West Facing Rear Garden
- Single Garage & Utility Room
- Views from the Rear Bedroom
- Off Road Parking for Two
- Opportunity to extend



Where is Newmarket Avenue?

This well presented bungalow is located in a very popular area known as Hala or to the locals, 'The Racecourse' as all the streets are named after famous racecourses throughout the country.

The homes are generally set back from the roadside and range in size from semi detached bungalows to large detached homes. Local amenities are within a short drive, with Booths supermarket being only a short distance away. A regular bus service links the area with the city. From the property the M6 is only a short drive, as are the universities, hospital and some of the areas most sought after schools.

The entrance

As you enter this home from the main front door there is a well appointed hallway which has been tastefully decorated and allows access to both the living space and the kitchen. The floor has been laid with a solid dark Oak floor. There is room to store your coats and shoes before you step through to the main living area.

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The living areas

We love what a bright and airy feel the lounge offers thanks to the large double glazed window to the front of the home. The dark, solid Oak flooring continues from the hallway which is a nice touch. To the centre of the room is a wall mounted contemporary electric fire which will offer a cosy warm glow in the evenings. This room has been well appointed and styled in soft, neutral tones which buyers will appreciate.

To the opposite side of the hallway is the kitchen. This room has been well styled by the owners and will be a real joy to prepare your meals in. Ample built in storage is available along with a pantry style cupboard which could be used to store away the ironing board etc. The wall units have been fitted with lights underneath to provide extra light onto the work surfaces and the plinths also have fitted LED lights which gives a great finish.

Just off the kitchen is a utility room which has plumbing for a washing machine and space for further white goods including a fridge freezer or tumble dryer if needed. This space also leads you through to the garage which is a great storage space and there is also a further door out to the rear garden.

The bedrooms and bathroom

We love the style of the master bedroom which is a generous sized double room and has been presented to a high standard. This room looks out over the rear garden and there are views out towards the Lakeland Hills in the distance.

The second bedroom is to the side of the home and is a generous size and currently used as a nursery. This room has once again been decorated in a neutral style which will please the majority of buyers. We think this would make an ideal guest bedroom or a brilliant sized study.

The gardens, parking and garage

To the front of the home there is a lawned garden with a planted border which will give added colour throughout the summer months.

The rear garden is over two levels with a patio garden to the top tier and a well maintained lawned area with mature planted hedges to give privacy from the neighbouring homes. The rear garden faces west so will enjoy the afternoon sun until it late on in the day. The rear garden also allows access into the basement which goes underneath the whole home. This brilliant space is ideal for storage and offers both power and light.

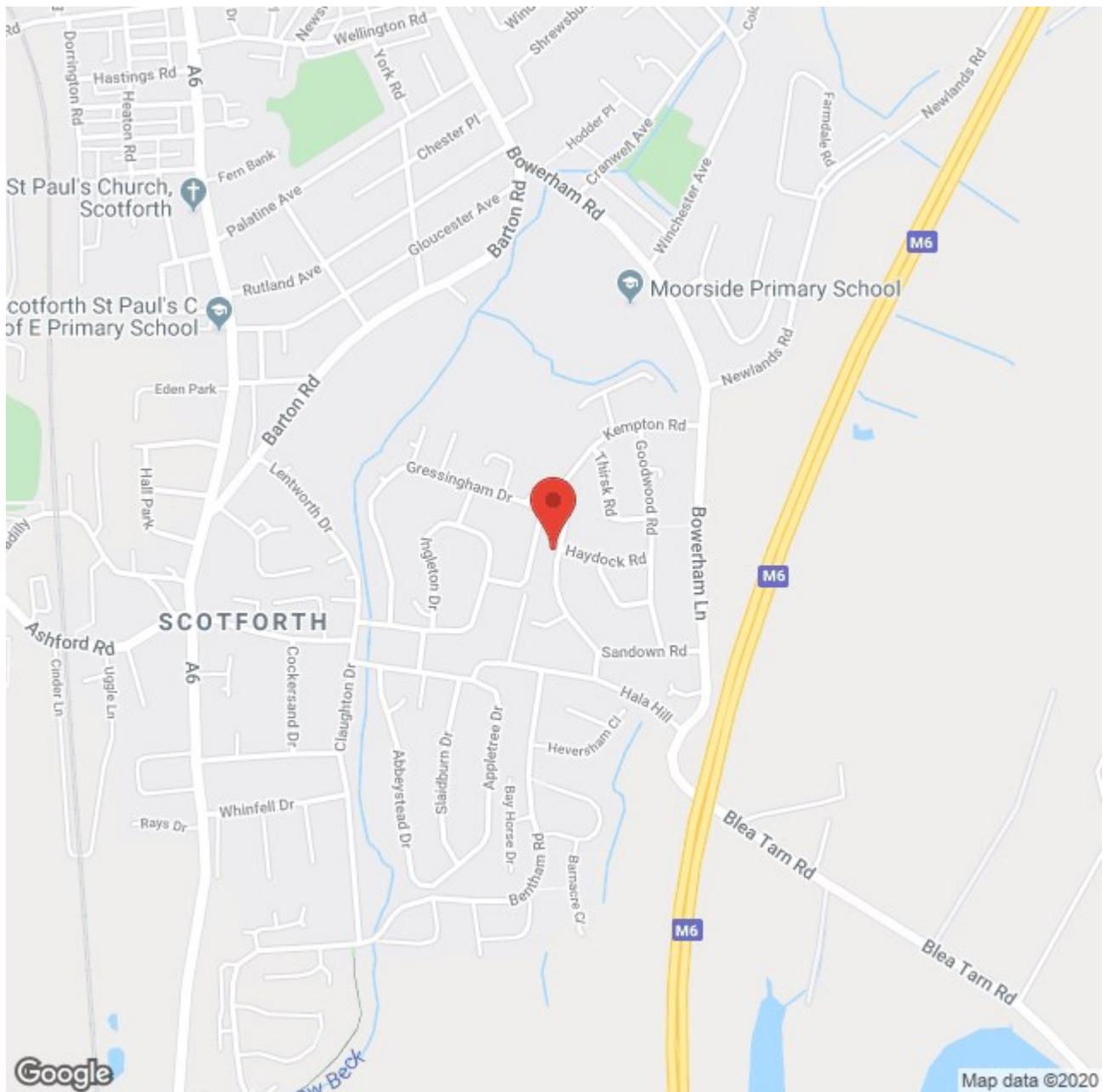
Finally the garage is at the end of the double driveway and has an electric door. There is also power and light along with a window to the side elevation for natural light. A doorway leads you into the utility room from here.



Extra Information

- Council Tax Band C
- The garage has an electric door
- The utility has plumbing for a washing machine
- Views from the rear look towards the Lakeland hills
- The owners grandfather actually built these homes
- Popular residential area within easy reach of popular schools, universities and motorway
- Potential to extend and make your own

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