

8 Gresley Court

, Lancaster, Lancashire, LA1 4WE

£165,000



jdg
sales & lettings

With an attractive tree-lined outlook, Gresley Court is an immaculate and stylish family home. Will it be the fact it has 3 bedrooms that initially attracts you or the superb kitchen diner? We also love the beautifully landscaped garden.

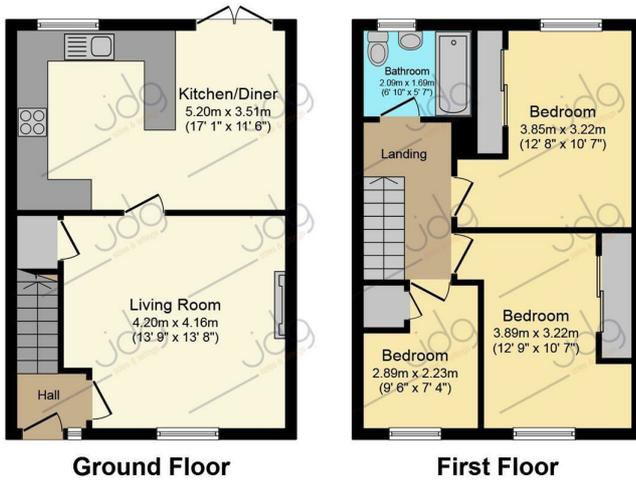
It won't be for sale for long!

A brief description

This beautifully presented 3 bed home boasts a really spacious living room, contemporary kitchen/diner with plenty of integrated appliances and room to entertain.

French doors lead out to the beautifully kept rear garden, perfect for relaxing in during the warmer months.

Three bedrooms await on the first floor, along with a stylish 3 piece bathroom. Not forgetting, the property comes with two allocated parking spaces!



Ground Floor

First Floor

Total floor area 80.0 sq. m. (861 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

Key Features

- Modern Mid terrace home
- Three bedrooms (2 doubles)
- Spacious living room
- Kitchen//diner
- Contemporary 3 piece bathroom
- Beautifully landscaped rear garden
- Two allocated parking spaces
- Council Tax band B

Where is Gresley Court?

Stroll into the city. Walk the kids to the school. Enjoy walking the dog in Greaves Park. It's all possible when you live at Gresley Court.

Some of Lancaster's best schools and key employers are all within walking distance including the hospital. There are local amenities on your doorstep including a parade of local shops, there's even a popular wine / convenience store at the top of the street.

Booths supermarket is just a short drive away and a convenient bus stop is located at the top of Greaves Drive.





3



1



1



C



Step inside

From Greaves Drive, pull into Gresley Court and make your way to the row of houses to your right, with number 8 just a few steps down.

This delightfully green and leafy outlook is such a positive to living here, and a pleasure to take in as you approach your front door. Just to your right is additional storage, very handy I'm sure you'll agree.

For now, let us enter the home via the front door and on into the entrance hallway. A light and airy space, perfect for storing your shoes and hanging your coats before entering the down stairs living rooms to your right.

The ground floor living

As you enter the front facing living room, you will immediately feel relaxed. The choice in colours and decoration is tasteful, modern and relaxing. The main feature wall displays a contemporary fire surround, housing a living flame gas fire - perfect to cosy up to in the winter months.

A large window looks out to the front, allowing plenty of natural light within and additional storage can be found, located under the stairs and accessed from the living room itself.

Make your way toward the rear and on into the fantastic kitchen/diner. The gorgeous tile floor and attractive decoration to the walls, continues the theme of modern living. Directly ahead to your right are French doors leading to the decked rear garden and there is space for dining to your right, perfect for family and friends to gather around.

Open to the dining area is the gorgeous fitted kitchen. Glossy units provide the storage and hide integrated appliances such as a slimline dishwasher, washing machine and tall fridge freezer. An oven and microwave are also fitted at chest height, along with a gas hob and extractor. Contrasting splash back tiles and preparation surfaces finish this enviable kitchen off in style.

Bedrooms and bathroom

The tasteful and up to date decoration continues up the stairs to the 1st floor, with warming and plush carpet under your feet. Directly ahead is the ultra stylish bathroom.

Comprising of a modern 3 piece suite with low flush toilet, wash basin and bath with electric shower over. The fully tiled walls and floor make it an easily maintainable bathroom. The frosted window overlooking the rear, simultaneously provides the natural light source and privacy required.

Next door and also overlooking the rear garden, is the first of 3 bedrooms. This one in particular being a fantastic sized double with integrated wardrobes. More than enough room is available for a double bed and additional furniture. The decoration style continues from the rest of the home, with soft, subtle tones.

Over looking the front elevation are two further bedrooms. A smaller single room is available - perfect as a guest bedroom come study/office space or maybe as a child's first bedroom - depending on your needs.

Next door is another great sized double with integrated wardrobes and room enough for a double bed and additional bedroom furniture.

What we like

This 3 bed home is beautifully presented throughout, one to move straight into!



The gardens and private parking

The rear garden is an absolute delight. Timber decking awaits, as you step out of the French doors, the perfect spot for table and chairs. A lawn area with borders makes this particular garden really attractive.

Timber fencing wraps around the rear garden for privacy and a shed is available for your storage needs.

8 Gresley Court has two off street, allocated parking spaces in the car park next to the row of homes. Additional visitors parking is available also.



Extra Information

- This home was built in 1995
- It is uPVC double glazed. The windows are just 5 years old
- It is gas central heated - the Vaillant gas combination boiler and radiators are just 18 months old
- There are two allocated parking spaces, plus additional visitor parking.
- This is a freehold property, however there is a small monthly charge of £45 for the upkeep of the grounds, upkeep of rear garden fences and car park area.
- It is council tax band B
- Gas fire and surround in front room less than 4 years old

66 Market Street, Lancaster, Lancashire, LA1 1HP

t: 01524 843322 e: sales@jdg.co.uk w: www.jdg.co.uk

jdg
sales & lettings