

# 23 Barley Cop Lane

, Lancaster, Lancashire, LA1 2NB

## £185,000

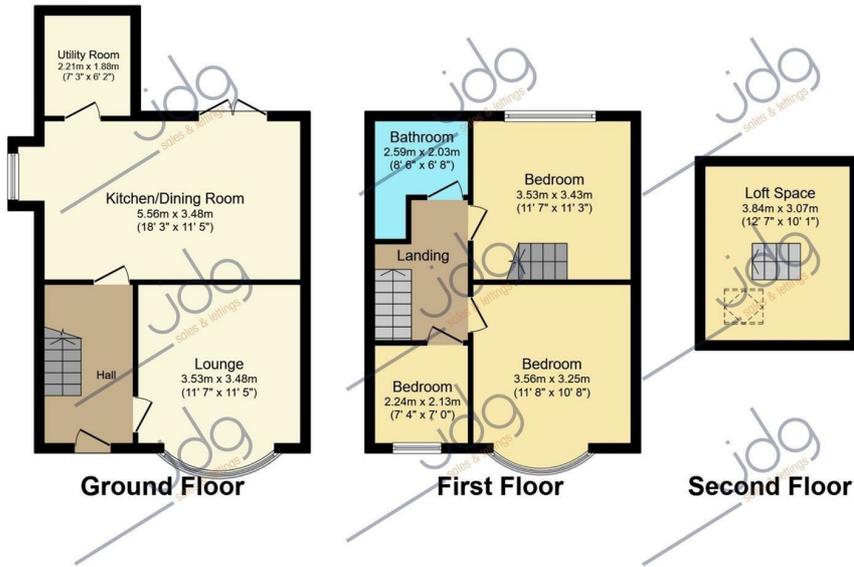


Are you looking for a three-bedroom family home in North Lancaster? Then look no further than 23 Barley Cop Lane. This three-bed semi has been recently decorated and is fitted with a modern kitchen and bathroom and has good-sized bedrooms for families of all sizes.

## A brief description

This is a great example of a family home. Offering large open plan kitchen diner fitted with stylish modern units and double doors opening to the spacious south-facing garden. With a Utility Room and some under-stair storage as well as a garage, you have lots of practical space to use.

Two double bedrooms and a single means you have room for a growing family or those who have reached full size. The loft has been converted to create a useful area for home office or workspace, some finishing touches required for the loft.



Total floor area 97.6 sq.m. (1,050 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. Unauthorized reproduction prohibited. © PropertyBOX

## Key Features

- Three Bed Semi-Detached House
- Large Modern Open Plan Kitchen
- Utility Room
- Stylish Three Piece Family Bathroom
- Loft Conversion
- Three Car Driveway
- Private Garage
- Large Back Garden

## Welcome to Barley Cop Lane

Welcome to Barley Cop Lane, on the border of Skerton in North Lancaster. This road connects the village of Torrisholme in Morecambe with Skerton and number 23 is positioned towards the south end near the A6, meaning the new Bay Gate Way is just 5 minutes away. Regular Bus routes to Lancaster, Morecambe, and Carnforth make this a great area for those who commute or don't drive.

The area benefits from an array of local shops including a 24 Hour Garage, Off-Licence and a GP's Office.





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### Step Inside

Number 23 is a semi-detached property with a 3 car driveway running up the left-hand side of the house, at the end of which is a good-sized garage and a gate leading to the back garden. The front garden consists of a front lawn and flower beds under the front wall and the adjoining fence to the next door's garden.

Approach the front door and take a step inside to the welcoming hallway that connects the whole house, continue along, and through the door on the right-hand side you will find the front sitting room. You will notice that it has been recently decorated in a fashionable yet neutral way, this is true of the rest of the house. A gas fireplace with a stylish hearth sits pride of place and the room benefits from a large bay window bringing in lots of lights and adding depth to the room.

### Open Plan Kitchen Diner

At the back of the house, you will find the large open-plan kitchen diner. Fitted with modern sleek white units on the far wall and extra storage units to the left-hand side. An electric hob is positioned on a generous breakfast bar that splits the kitchen and dining area, it serves as countertops as well as a sitting area for having breakfast and a coffee or would make a nice spot to entertain.

At the far side of the breakfast bar is the dining area with ample room for a dining set or could even make a cozy sitting area with comfy chairs. Large UPVC Double doors also open up views of the rear patio & garden.

Another handy addition to this home is the separate utility room. Accessible through the kitchen or from the driveway, it currently houses the washing machine, dryer, and freezer. The room has wall-mounted units along the right-hand wall as well as under-counter units for bags of storage.

### What we like

*The Open Plan Kitchen Diner is my favourite part of the house. A great space for cooking big family meals or as a social space to host friends.*



## Bedrooms, Bathroom & Loft

If we turn our attention to the first floor we can find the master bedroom situated to the front of the property directly above the sitting room, with a matching bay window allowing lots of light. There is space on either side of the chimney stack to fit cupboards or wardrobes and would fit a king-sized bed.

Sit behind overlooking the rear garden is the second bedroom, while the stairs up to the second floor to intervene in the room its current configuration shows a double bed fits in the space underneath with no issues. Good size and has the potential to be used as a master bedroom. Back to the front is the smaller single room, this has been converted and has an open wardrobe to add extra space.

On the landing there is a door between the master and second bedroom, this leads to the stairs running to the attic room. This has been recently converted and still needs some finishing touches, an excellent space for a cinema room or home office. They have fitted a Velux for natural light and added a banister around the stairs for safety.

## Bathroom

Back on the first floor, we will find the three-piece family bathroom. A tastefully decorated room that few would want to change with a full-length bath with overhead shower, it has also been tiled from floor to ceiling.

## Gardens

The house boasts a wonderful back garden that has been split into two areas. As previously mentioned there is a patio that is positioned next to the house with the dual doors giving access to the kitchen and a gate lets you get to the driveway and garage. The garden drops down a few feet and opens up onto a large lawn that stretches all the way round the back of the garage. With tall fences on the perimeter, this has a very private feel, a perfect place for throwing BBQs or for kids to play.



## Extra Information

- UPVC Double Glazing
- Gas Central Heating
- Tax Band B
- EPC Rating
- Recently Refurbished
- Modern Kitchen & Bathroom
- Offstreet Parking for Three Cars

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