



12 Kershaw Drive, Lancaster,
Lancashire, LA1 3FY

12, Kershaw Drive, Lancaster

The property at a glance **3** **2** **1**

- Stunning Semi Detached Family Home
- Three Good Size Bedrooms; En Suite to Master
- Generous Lounge & Stylish Kitchen Diner
- Ground Floor WC/Cloak Room
- Contemporary Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Block Paved Driveway & Delightful Rear Garden
- Sought After Location close to City Centre

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£325,000

Get to know the property



Truly stunning three bedroom semi detached family home situated in a quiet position on the modern development on Kershaw Drive. Boasting a delightful rear garden and a driveway, providing off road parking.

Offering beautifully presented accommodation set over two floors. Entrance to the property is from the side elevation with a warm welcome awaiting as you step in through the entrance hall, which benefits from a ground floor WC/cloak room, and leads through to the lounge and kitchen diner. The generously proportioned lounge is a light and airy reception room with bifolding doors opening to the fantastic rear garden. On the opposite side of the hall is the stylish kitchen diner, which offers a range of wall and base units in a light grey with white granite worktop and fully integrated appliances including double oven, gas hob, extractor hood, microwave, washer dryer, dishwasher and fridge freezer.



Rooms to the first floor include two double bedrooms - with an en suite shower room to the master - a good size single bedroom, alternatively ideal for a home office/study, and a sleek three piece family bathroom.

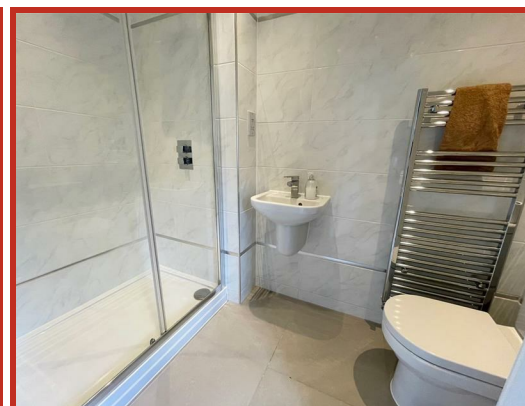
Externally, there is block paved driveway leading down the side of the property, providing space for off road parking for two vehicles and to the rear there is a wonderful garden, largely laid to lawn with an Indian stone flag patio area - perfect for outdoor seating and dining. Beyond the rear garden there are open aspect views over the field behind.

Tenure: Freehold. Grounds maintenance charge: £387 per annum.

Situated in an ideal location, close to Lancaster City Centre and local amenities including convenience store, schools -including Lancaster Royal Grammar School, bus routes, M6 motorway junction 33, Lancaster Royal Infirmary and the locally renowned Williamson Park.

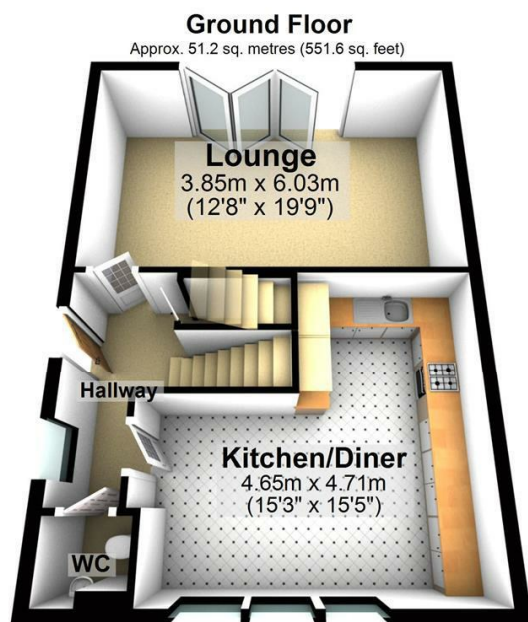
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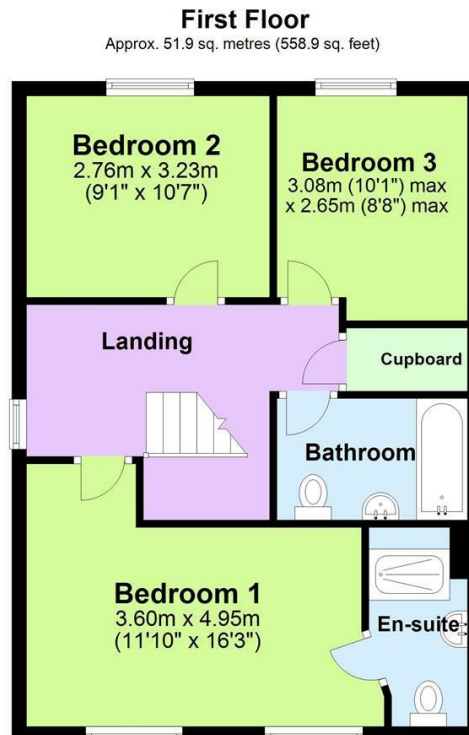
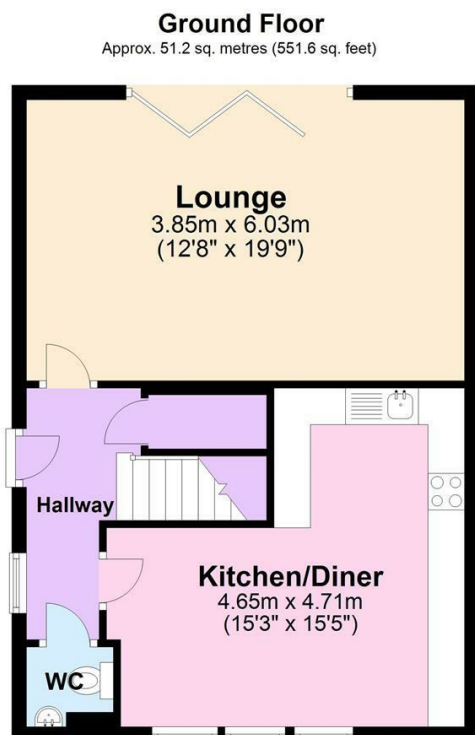
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3FY





Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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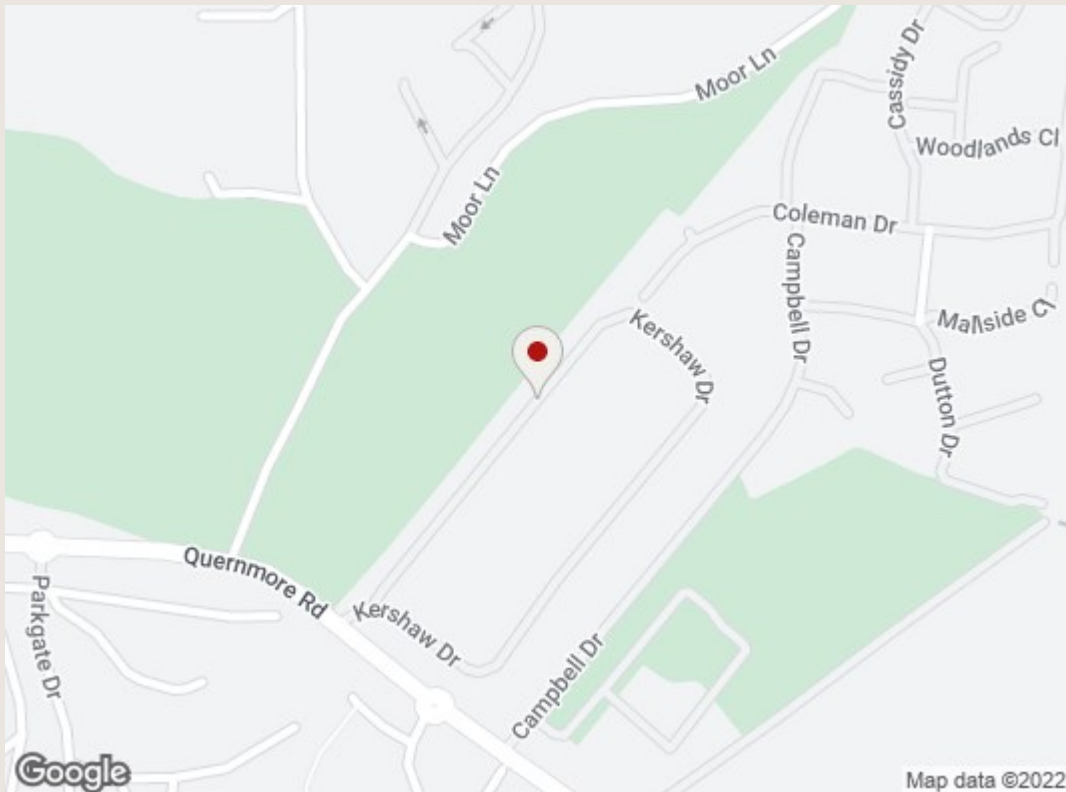
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