

## Wharfedale Road, Lancaster

£160,000

Wharfedale Road is a quiet family street just off the popular Willow Lane in South Lancaster. This home has been really well maintained and cared for under the ownership of the current occupant.

Just minutes away from the city centre and Lancaster Railway Station, close to popular residential area Abraham Heights, these generous homes are perfect for growing families.

The property provides brilliant views across Lancaster and the surrounding Lakeland hills, making the property a great spot to watch the annual firework display held at nearby Lancaster Castle, from the comfort of your own home! A popular market town, Lancaster provides all of the necessary amenities, with an abundance of local shops, pubs and restaurants.



Upon entering the property, you are greeted by the entrance hall and spacious lounge, with a lovely feature fireplace and direct access to the kitchen. The kitchen is a wonderful family space, with integrated appliances and access to the rear garden, comprising of a lawn area and additional paved level, perfect for bike storage.

Up to the second floor, a family bathroom, a large master bedroom, a second double room and a smaller third room, perfect as a play room, nursery, guest room or home office. Views from this floor are breathtaking, and extend for miles across the bay.





### **Lounge**

**4.9m x 3.9m (16' 1" x 12' 10")**

**A spacious lounge boasting a feature fireplace, a large squared bay window overlooking the surrounding properties and direct access through to the kitchen.**



### **Kitchen**

**4.9m x 3.0m (16' 1" x 9' 10")**

**A wonderful family kitchen with integrated appliances, access to the rear garden and a large window providing views over the surroundings.**



### **Master Bedroom**

**3.9m x 3.3m (12' 10" x 10' 10")**

**A good sized double bedroom, with easy access to the family bathroom and a large squared bay window overlooking the peaceful street.**



### **Bedroom Two**

**3.4m x 2.5m (11' 2" x 8' 2")**

**A double room with views over the rear elevation, stretching across to the surrounding lakeland fells.**



**Bedroom Three**  
**2.4m x 2.4m (7' 10" x 7' 10")**

**A single room with gorgeous views, perfect for use as a small children's room or nursery, or also a great space for a home office/study.**

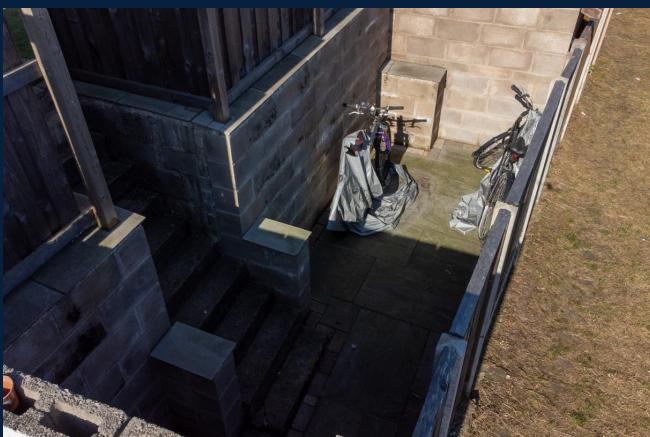
**Bathroom**  
**1.7m x 1.6m (5' 7" x 5' 3")**

**A wonderful three-piece suite in white, comprising of a full size bath with shower attachment, WC and hand wash basin.**



**Rear Garden**

**A lovely rear garden with astroturf lawn, and a second lower level, accessed via stairs, perfect for storage of bikes or outdoor equipment.**



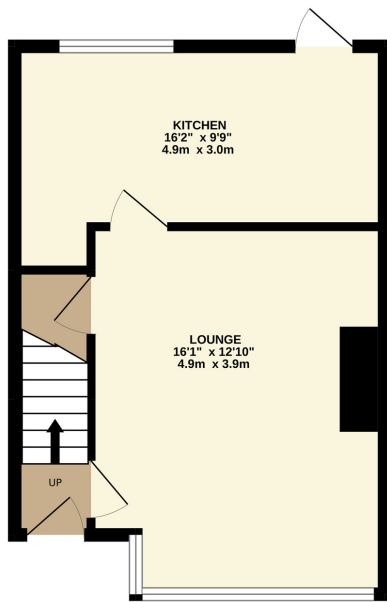




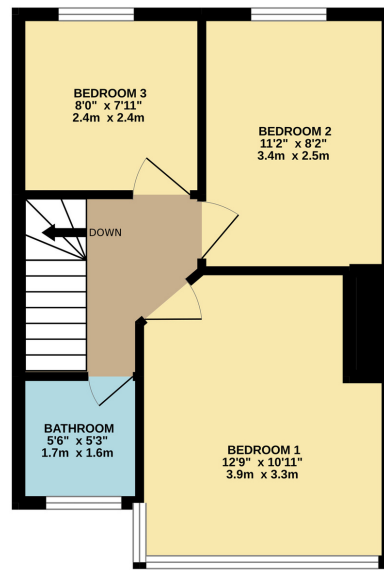
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## ESTATES.

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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