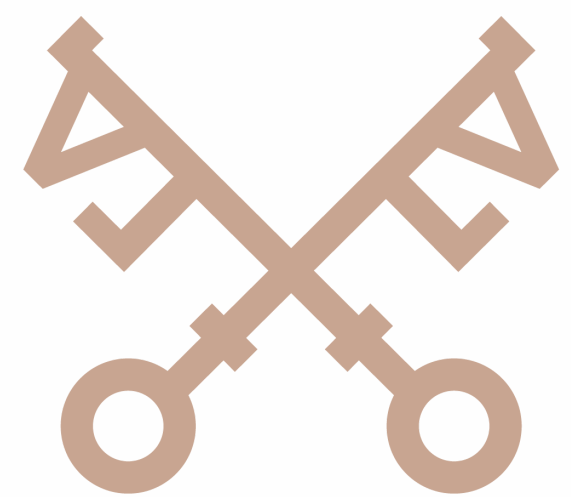




6 Firbank Road
Lancaster

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6 FIRBANK, LANCASTER



Upon entering the property, you are welcomed by a bright and inviting entrance hallway which immediately sets the tone for the rest of the home, offering a sense of space and warmth. The ground floor features a large and beautifully proportioned lounge/diner, providing an ideal setting for both everyday family living and entertaining guests. This spacious reception room benefits from excellent natural light and offers flexible layout options to suit a variety of lifestyles. The modern fitted kitchen is finished to a high standard, offering a stylish and well designed space with a range of contemporary units and good storage. Compact yet practical, it has been thoughtfully arranged for everyday use and provides direct access to the rear garden, making it ideal for family living and outdoor dining during the warmer months.

To the first floor, the property continues to impress with three well sized bedrooms, each offering comfortable accommodation and a bright, airy feel. These rooms are ideal for family use, guest accommodation, or home office space, depending on requirements. The family bathroom is modern and well appointed, complemented by a separate WC, adding practicality for busy households. From the landing, a staircase leads to the second floor where you will find a superbly spacious fourth bedroom. This top floor room offers excellent versatility and could serve as a principal bedroom suite, additional living space, or a private retreat.



Property Type:

Semi -

Detached

Square Footage:

1376 sqft

Council Tax Band:

A

EPC Rating:

TBC

Tenure

Freehold

Take a closer look...





Why Lancaster?

SITUATED IN A POPULAR AND WELL ESTABLISHED RESIDENTIAL AREA OF LANCASTER, FIRBANK ROAD OFFERS AN EXCELLENT SETTING FOR FAMILIES AND PROFESSIONALS ALIKE, COMBINING A PEACEFUL NEIGHBOURHOOD FEEL WITH CONVENIENT ACCESS TO THE CITY'S WIDE RANGE OF AMENITIES. THE AREA IS KNOWN FOR ITS STRONG SENSE OF COMMUNITY AND PRACTICAL DAY-TO-DAY CONVENIENCE, MAKING IT A CONSISTENTLY SOUGHT-AFTER PLACE TO LIVE. THE PROPERTY IS IDEALLY POSITIONED JUST A SHORT DISTANCE FROM LANCASTER CITY CENTRE, WHERE YOU WILL FIND A DIVERSE SELECTION OF HIGH STREET SHOPS, INDEPENDENT RETAILERS, SUPERMARKETS, CAFÉS, RESTAURANTS, AND LEISURE FACILITIES. THE CITY ALSO BOASTS A RICH HISTORY, WITH LANDMARKS SUCH AS LANCASTER CASTLE AND A VIBRANT CULTURAL OFFERING INCLUDING THEATRES, MUSEUMS, AND REGULAR LOCAL MARKETS.

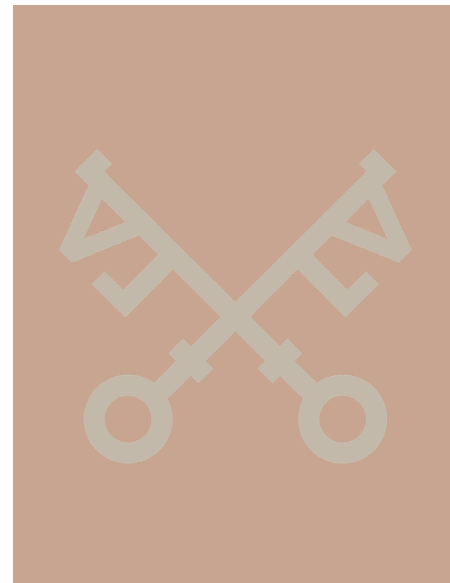
6 *Firbank Road, Lancaster*





EXTERNALLY, THE PROPERTY BENEFITS FROM A WELL MAINTAINED AND ATTRACTIVE FRONT GARDEN, WITH CLEAR POTENTIAL TO CREATE OFF ROAD PARKING SUBJECT TO THE RELEVANT PERMISSIONS. TO THE REAR, THERE IS A SUBSTANTIAL AND FULLY ENCLOSED PRIVATE GARDEN, OFFERING A SAFE AND SECURE OUTDOOR SPACE IDEAL FOR CHILDREN, PETS, AND ENTERTAINING. THE GARDEN PROVIDES AMPLE ROOM FOR OUTDOOR SEATING, LANDSCAPING, OR FURTHER ENHANCEMENT. FURTHER ENHANCING THE APPEAL OF THIS HOME IS THE ADDED ADVANTAGE OF PLANNING PERMISSION ALREADY GRANTED FOR A REAR EXTENSION, PRESENTING AN EXCITING OPPORTUNITY FOR FUTURE EXPANSION AND VALUE ENHANCEMENT.











Zzz... 000





WHERE CAN I FIND...



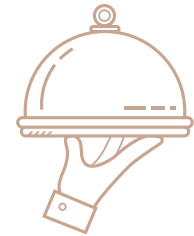
The Closest Schools?

Castle View Primary School - 3
Minute Walk



The Local Shop?

Lidl - 3 Minute Drive & 10
Minute Walk
The Corner Shop - 5 Minute
Walk



A Delicious Meal?

Many Amazing
Restaurants In The City less
than 10 Minutes Walk - 4
Minute Drive



Somewhere Nice to Walk
the Dog?

Whalley Recreation Ground -
3 Minute Walk



A Refreshing Pint?

The Red Lion within 10 Mintues
Walk - 5 Minute Drive

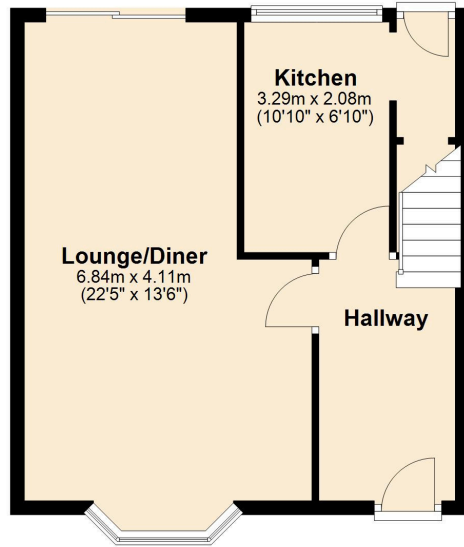


Closest Transport Links

Ridge Lane Stop - 1 Minute
Walk
Lancaster Railway Station - 8
Minute Drive

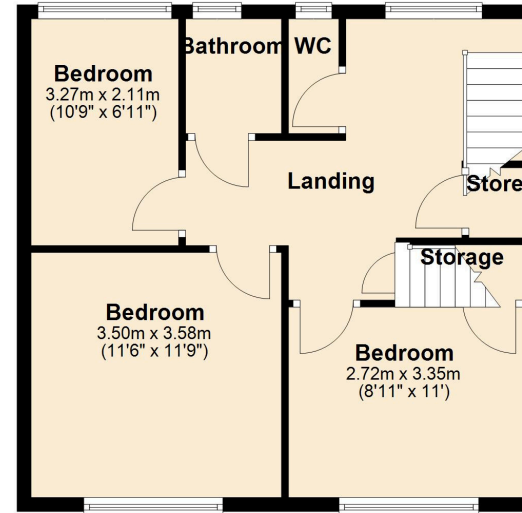
Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



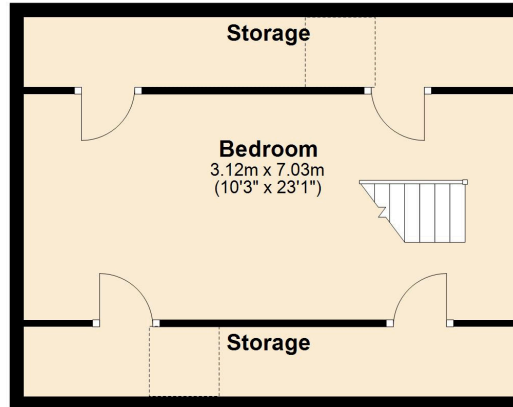
First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)

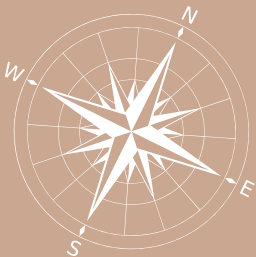


Second Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 128.0 sq. metres (1378.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

6 Firbank Road
Lancaster

6 Firbank Road, Lancaster, LA1 3HL



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