



52 Milking Stile Lane, Lancaster
£315,000





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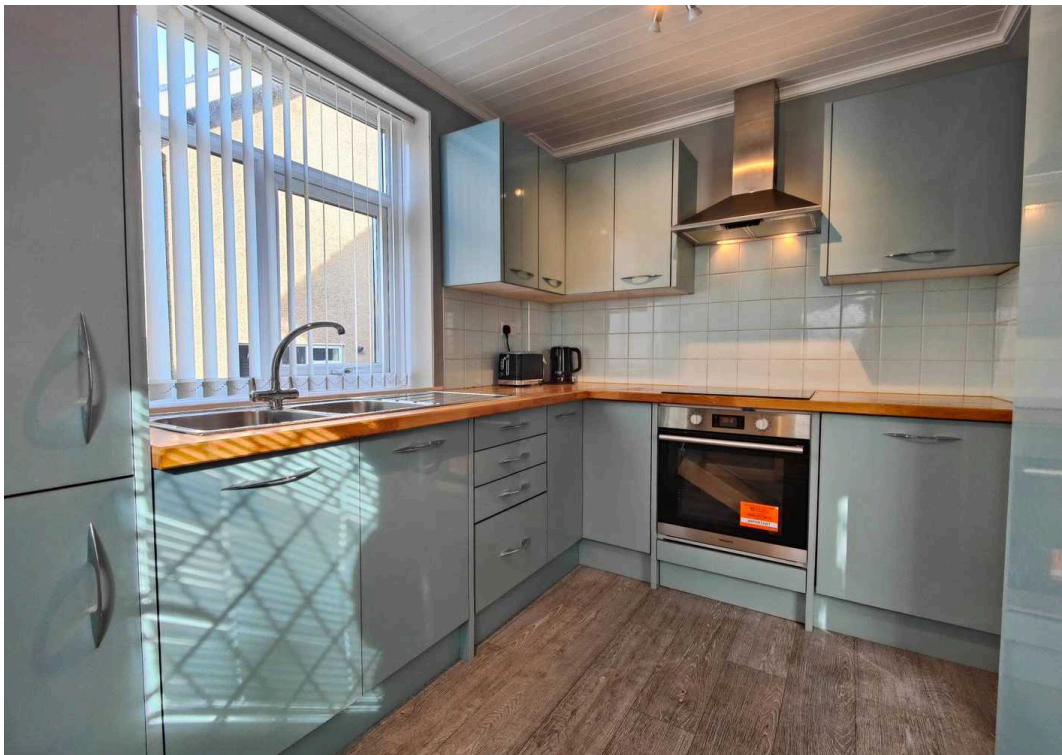
Lancaster, Lancaster

Rare opportunity to own a stylish 3-bed detached house in sought-after location. Spacious open plan layout, bay-fronted living area, delightful gardens front and rear. Gated driveway, garage, and great amenities nearby. Outdoor oasis with tiered garden, seating area, and elegance.

Council Tax band: D

Tenure: Freehold

- Detached House
- No Chain
- 3 Generous Bedrooms
- Stylish Integrated Kitchen
- Open Plan Living
- Bay Fronted
- Gardens Front & Rear
- Gated Driveway & Garage
- Great Local Amenities
- Transport & Travel Links





The House

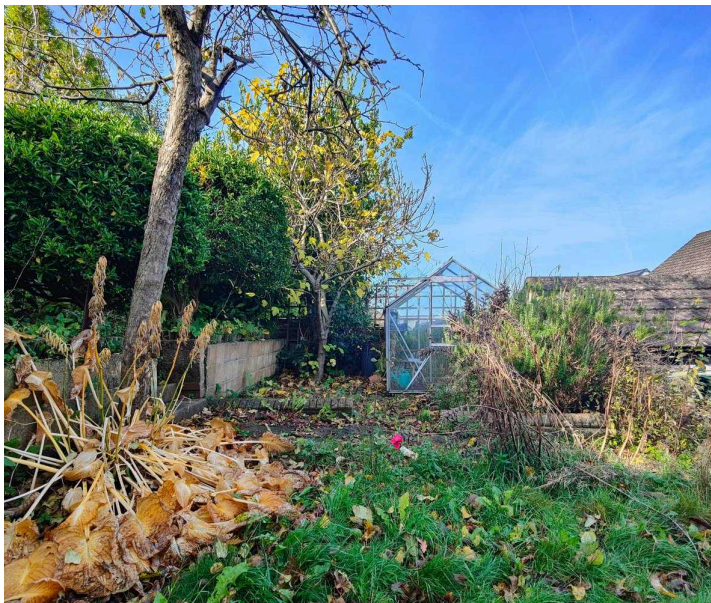
A detached house with gardens is such a rare opportunity in the central Lancaster area. The house really does enjoy the best of both worlds being situated in a private, residential cul de sac and yet enjoying great access to the centre. The house has a light, bright feel and the double glazed front door has a full height window to one side creating an impressive entrance. The hallway is wide and welcoming. Stairs lead up to the first floor and a door opens to the open plan living space. The lounge and dining room are open meaning light living. There is a box bay window to the front overlooking the front garden and a large picture window to the rear dining area overlooking the rear garden. The lounge has a wall mounted living flame gas fire with marble surround. Under the stairs you will find a storage cupboard.

Integrated Kitchen

The modern, integrated kitchen has gloss cabinets in a striking teal which complement perfectly with the solid wood counter tops. Integrated appliances include a fridge freezer, washer, ceramic hob and stainless steel oven. There is also a stainless steel extractor hood. There is a tall pull out larder cabinet. With grey, wood effect flooring and tiled splash backs this is the perfect, kitchen for modern families. The back door opens to the rear garden and a further door connects to the dining area.

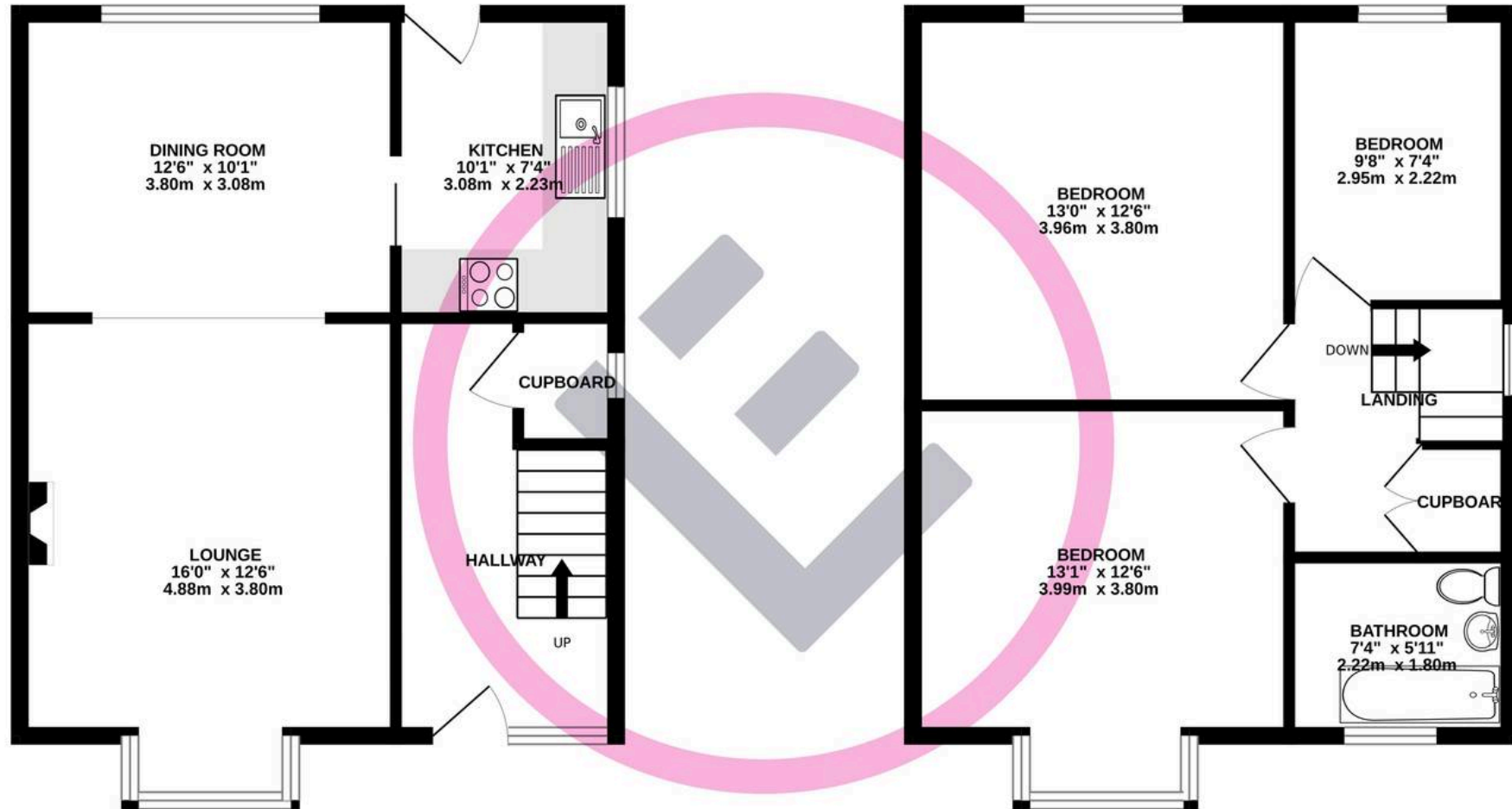
Upstairs

On the first floor you will find a generous landing with a large double cupboard which houses the gas combination boiler the home. There are three generous bedrooms - two large doubles and a large single. The rear bedroom has built in wardrobes. The bathroom has a three piece bathroom suite with a blue theme.



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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