



21 Howgill Avenue, Lancaster  
£135,000





## 21 Howgill Avenue

Lancaster, Lancaster

Perfectly located family home with stylish interiors & a south facing garden! Indian stone pathways, raised vegetable beds, summer house, gated driveway parking & No Onward Chain! Ideal for young families or professionals. Council Tax band: A

Tenure: Freehold

- End Terraced House
- No Chain
- 2 Double Bedrooms
- Stylish Bathroom
- Light, Bright Kitchen Diner
- Generous Living Space
- South Facing Open Aspect Garden
- Gated Driveway Parking
- Cul de Sac Location
- Transport & Travel Links





### The House

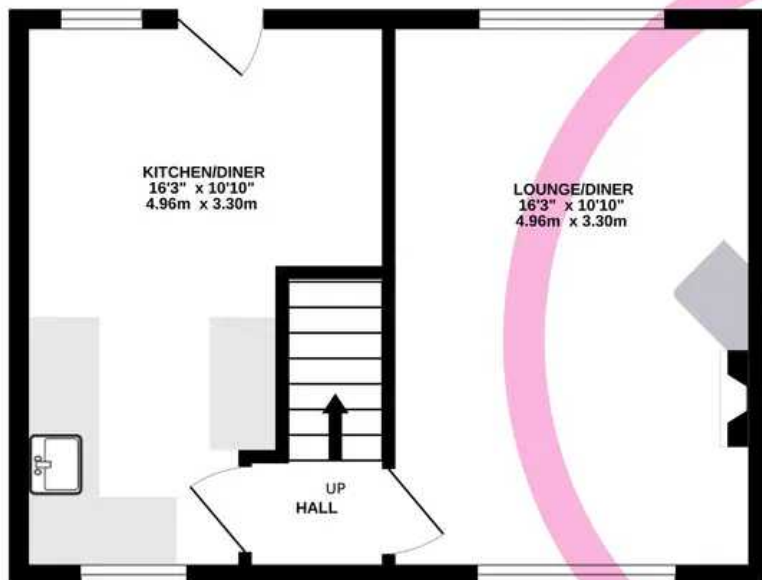
Enjoying a prime position at the top of the cul de sac with a private rear garden this stylishly updated, end terraced home offers bright modern spaces inside and out. The uPVC double glazed front door opens to a high, bright hallway. A central staircase leads up to the first floor and the south facing landing window lets in plenty of natural light. There are stripped pine, panelled doors to either side. To your right is a lounge diner with cast iron fireplace and wood effect laminated flooring. Double glazed picture windows front and back make for light, bright living. The kitchen diner, across the hallway, also enjoys double glazed windows to the front and rear. Attractive grey green subway style splash back tiling complements the cream cabinets and the solid wood block worktop. The dining area at the rear looks out over the south facing garden and the under stair area is open and offers plumbing and space for a washing machine creating a versatile laundry space, perfectly located.

### Upstairs

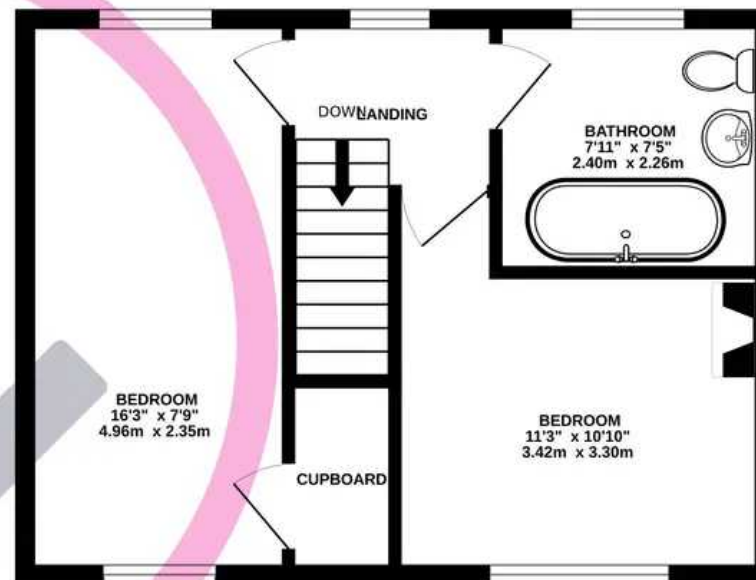
On the first floor the landing is light and bright, enjoying that south facing window. The master bedroom enjoys double glazed windows to the front and rear and also has a storage cupboard over the stairs. To the other side of the landing you will find a further, generous double bedroom and a stylish bathroom with a white bathroom suite incorporating a free standing tub bath, over bath shower, wash basin and low flush WC. Pale blue panelling creates the perfect powder room style.



GROUND FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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