



29 Ellwood Square, Lancaster
£310,000





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Lancaster, Lancaster

Immaculate 4-bed semi-detached house in sought-after development. Stylish open plan layout with en-suite master bedroom, charming summer house, tranquil rear garden & block paved driveway. Perfect for modern family living in a peaceful cul-de-sac, close to transport links. Council Tax band: C

Tenure: Freehold

- Semi Detached House
- 4 Bedrooms, Master En-Suite
- Stylish Open Plan Living w/ French Doors
- Sleek & Contemporary Kitchen
- Summer House w/Electric
- Private Rear Garden
- Cul de Sac Location
- Peaceful, Residential Location
- Sought After Development
- Transport & Travel Links





Location

Ellwood Square is within a sought after new development off Quernmore Road, opposite the gates of Williamson Park and close to Lancaster Royal Grammar School. The cul de sac position means a secure location and the private rear garden enjoys evening sun and a pleasant outlook. The city centre is just a stroll away so while the area is quiet and residential it also has great access to all the city's shops, cinemas, theatres and big employers such as the hospital. If it's just some essentials you need you will find the new Quernmore Co-Op just down the road. You will find some fabulous schools, including Christ Church Primary and the Boy's Grammar within walking distance. Quernmore Primary School is just a short drive away. There are great road links to the University and the M6.

Welcome Home

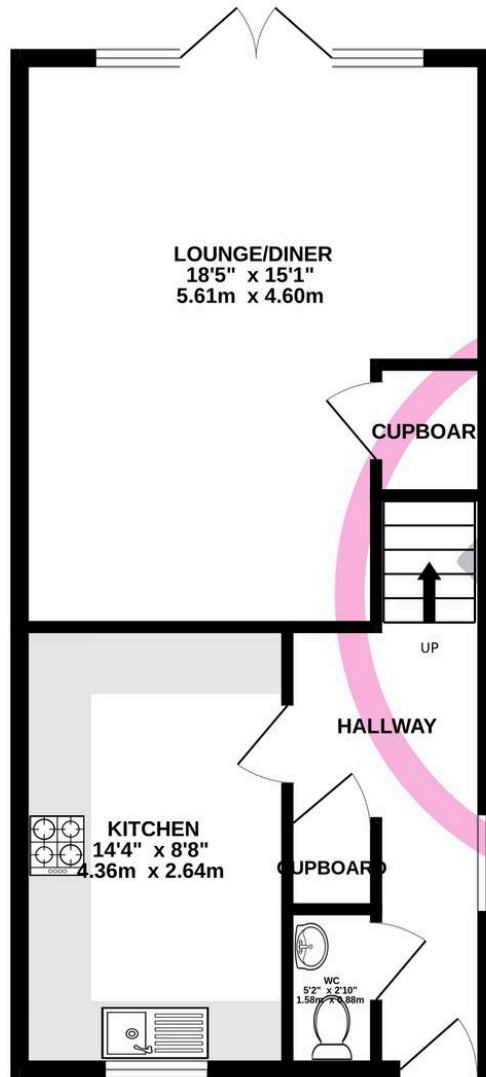
Being built in 2017 and occupied since new by the same vendors this stylish semi detached offers the best of all worlds. Situated at the end of a residential cul de sac the surroundings are peaceful and private. The house has been upgraded since new and is immaculately presented with a modern palette throughout. Being a modern home the house is well insulated and efficient. The vendors have had air conditioning added to ensure the house is cool in Summer as well as cosy and warm in Winter. Having fibre broadband to the property it is also a great house for anyone who works from home. To the side you will find the summerhouse utilised as a secure home office with Cat3 cabling ensures a stable connection. The front door opens to a bright, welcoming hallway with light oak effect flooring and fresh, modern décor. A window to the side makes the hallway light and bright. There is a handy cloakroom/WC and also a great household store cupboard.



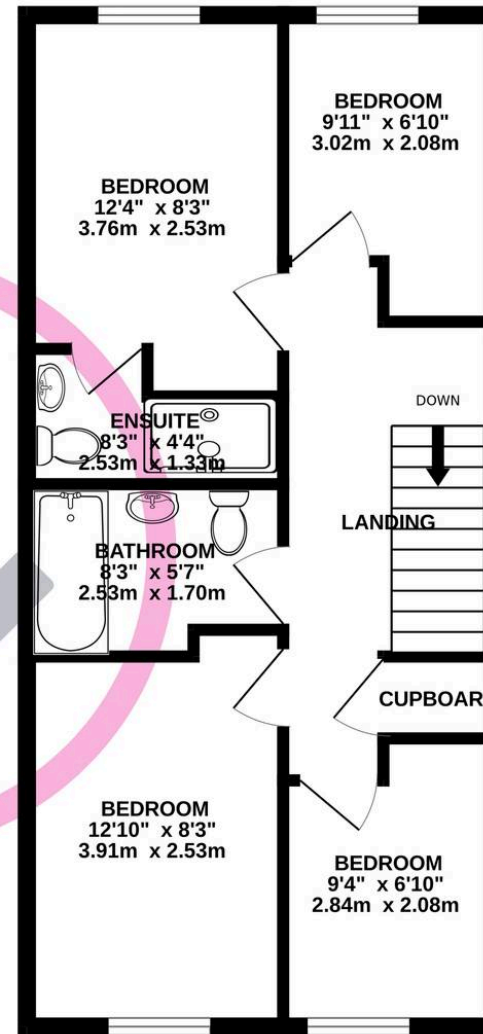
Open Plan Living

Open plan living occupies the rear of the house and with French Doors with windows to either side the living space is light and airy. French Doors to the

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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