



7 Lonsdale Road, Hest Bank  
£375,000





## 7 Lonsdale Road

Hest Bank, Lancaster

Are you looking for a Forever Home in sought after Hest Bank? This impressive 3-bed house with No Chain boasts traditional charm, landscaped garden with bi-folds to the kitchen diner, 2 front receptions, 2 bathrooms, detached garage, gated driveway, and tranquil outdoor sanctuary. Perfect blend of comfort and practicality in sought-after community. Council Tax band: D

Tenure: Freehold

- Semi Detached House
- 3 Bedrooms
- No Chain
- Open Plan Kitchen Diner w/ Bi-folds
- Bathroom & Shower Room
- Garden to 3 sides
- Detached Garage
- Gated Driveway
- Sought After Hest Bank w/ Views
- Transport & Travel Links





### **Welcome Home**

Situated in such a stunning location and with views over roof tops to Morecambe Bay and the fells beyond this house is generous and enjoys a private feel. The front door opens to a porch and from there to the main hallway. The hallway is wide and welcoming. Panelling to the walls creates a stylish, traditional welcome. There are two generous reception rooms. The dining room is bay fronted and has a living flame gas fire. The relaxing lounge is a large room which enjoys natural light to three aspects and also has a coal effect fire. Patio doors open to the garden and enhance the light. This really is the perfect, relaxing reception space whether entertaining or unwinding.

### **Kitchen Diner**

The solid wooden cabinets of the kitchen are complemented by solid grey granite work tops. Grey slate tiled effect flooring complements the design and granite splash backs make an elegant finish. The kitchen is open plan with the dining area which has bi-folds opening to the rear and Velux windows above. Additionally there is a side window making this dining area so light and airy. Having the bi-folds to one wall means you can really create that sought after outside feel in this third reception area. The ground floor also has a modern shower room and finally a generous hallway storage cupboard.

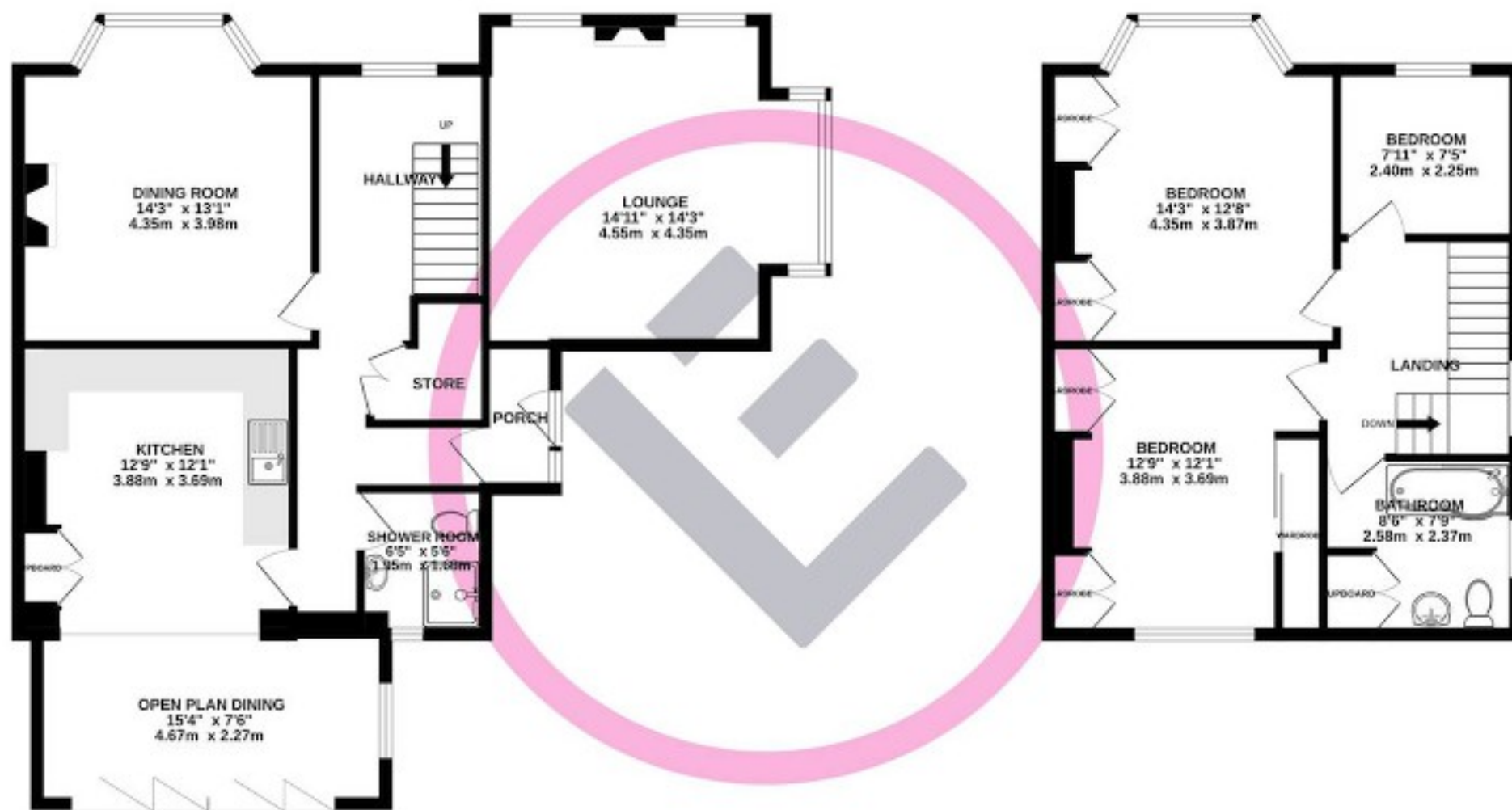
### **Bedrooms & Bathroom**

On the first floor you will find three bedrooms and the bathroom. The master bedroom enjoys a bay window with bay views over roof tops. There are built in wardrobes to either side of the chimney breast. Bedroom Two also has built in wardrobes to either side of the chimney breast and is a generous double. The bathroom is modern and generous. The third bedroom is a generous single and is currently used as a home office. There is a P shaped bath with over bath shower and curved screen to the side. White themed wall tiling and light stone effect flooring keeps the room light and bright. The cupboard houses the Vaillant combination boiler for the home.



GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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