



St Lukes House, Slyne Road, Lancaster, LA1 2HU

'Offers Over' £390,000

An imposing, mature brick built detached house, constructed in 1956 and set in large grounds on the fringe of Lancaster, on the A6 but with easy access to the new A683 bypass and the M6.

The property provides spacious accommodation - there are 3 reception rooms, a fitted kitchen, two-piece cloakroom and internal access to the garage and rear entrance porch on the ground floor. There are 4 bedrooms, a two-piece bathroom and separate WC on the first floor. Gas central heating and aluminium windows are both installed.

Externally, there are sizable gardens to the front and rear and a driveway to the front leading to an integral garage. Local shops, schools and bus services are all nearby. Viewing is highly recommended.



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TENURE

Assumed Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

INNER HALL

STUDY

15' 5" x 11' 6" (4.7m x 3.53m) To bay

LOUNGE

16' 3" x 13' 11" (4.97m x 4.25m) To bay, fireplace with gas fire

DINING ROOM

13' 5" x 9' 6" (4.1m x 2.9m)

CLOAKROOM/WC

9' 6" x 5' 3" (2.9m x 1.62m) Including vestibule, two-piece suite, wash basin, WC

KITCHEN

13' 11" x 15' 11" (4.25m x 4.86m) Matching base and wall units with worktops

REAR VESTIBULE

With garage off, store room and boiler room

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 9" x 11' 5" (4.21m x 3.5m)

BEDROOM TWO

16' 0" x 13' 9" (4.9m x 4.2m) Plus built in wardrobe

BEDROOM THREE

13' 5" x 9' 6" (4.1m x 2.9m) Plus built in wardrobe

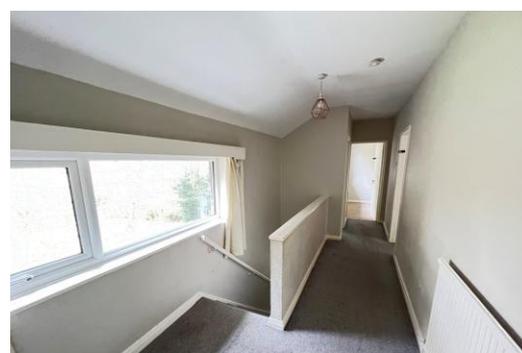
BEDROOM FOUR

13' 10" x 11' 0" (4.24m x 3.37m) With walk in wardrobe

BATHROOM

5' 6" x 5' 2" (1.7m x 1.6m) Two piece suite with bath and wash basin

SEPARATE WC



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	67

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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OUTSIDE

Attached garage, gardens to the front and rear with mature trees within front garden. Steep slope to rear garden up to properties at the rear but well screened with mature hedge/trees

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE. Edit | Delete

The property is being offered for sale by the Church of England (Blackburn Diocese). In accordance with current charity protocol -

The buyer will be obliged to enter into a covenant to delete any reference to Vicarage, Rectory or similar term in the address of the house after purchase.



Proctors Blackburn

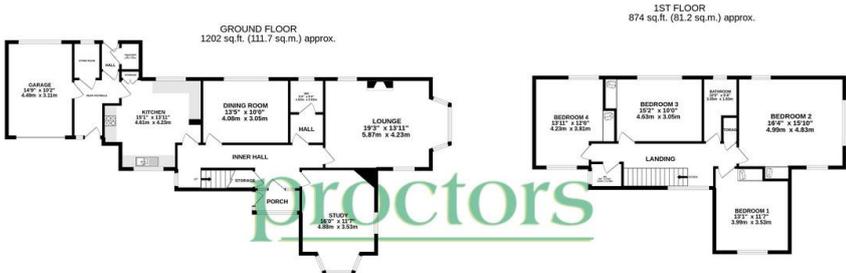
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ST. LUKES HOUSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 2076 sq.ft. (192.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		