



11 Shrewsbury Drive, Lancaster, LA1 4BA

In Excess of £250,000



Your Local Estate Agents **Thomson Hayton Winkley**



A well presented semi-detached property located in the city of Lancaster in a quite residential area perfect for a growing family. Close to many amenities with great travel links which are excellent with easy access to Lancaster City Centre. M6 J34 is just a few minutes down the road this also provides convenient access Morecambe and Heysham. Close by are excellent schools including St Bernadette's Catholic primary school and Moorside primary school.

The accommodation comprises a sitting room, dining room, kitchen and cloakroom to the ground floor with the first floor offering three bedrooms and a family bathroom. The property benefits from double glazing and gas central heating.

Outside there are well kept gardens to the front and rear of the property with shared driveway parking.

## GROUND FLOOR

### SITTING ROOM

14' 8" x 14' 4" (4.46m x 4.37m)

Both max. Double glazed window, radiator.

### DINING ROOM

13' 6" x 10' 8" (4.12m x 3.25m)

Both max. Double glazed window, radiator.

### KITCHEN

10' 2" x 8' 6" (3.11m x 2.58m)

Both max. Single glazed door, double glazed window, radiator, base and wall units, stainless steel sink, built in oven, electric hob, plumbing for washer dryer, gas combination boiler, tiled splashback.

### CLOAKROOM

4' 11" x 4' 0" (1.5m x 1.23m)

Both max. Double glazed window, radiator, W.C. wash hand basin, partial tiling to walls.

### HALLWAY

16' 6" x 7' 1" (5.03m x 2.17m)

Both max. Double glazed door, radiator, understairs storage, fitted cupboards.







### **FIRST FLOOR LANDING**

8' 9" x 8' 6" (2.67m x 2.59m)

Both max. Double glazed window, loft access.

### **BEDROOM**

13' 2" x 11' 3" (4.02m x 3.43m)

Both max. Double glazed window, radiator.

### **BEDROOM**

12' 6" x 10' 11" (3.82m x 3.34m)

Both max. Double glazed window, radiator, built in wardrobe and cupboard.

### **BEDROOM**

7' 5" x 7' 1" (2.27m x 2.16m)

Both max. Double glazed window, radiator.

### **BATHROOM**

8' 0" x 9' 9" (2.44m x 2.97m)

Both max. Double glazed window, radiator, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with shower screen and thermostatic shower fitment, partial tiling to walls, extractor fan.

### **OUTSIDE**

Gardens to the front and rear with well kept lawns and stocked borders and shared driveway parking.

### **EPC RATING D**

### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

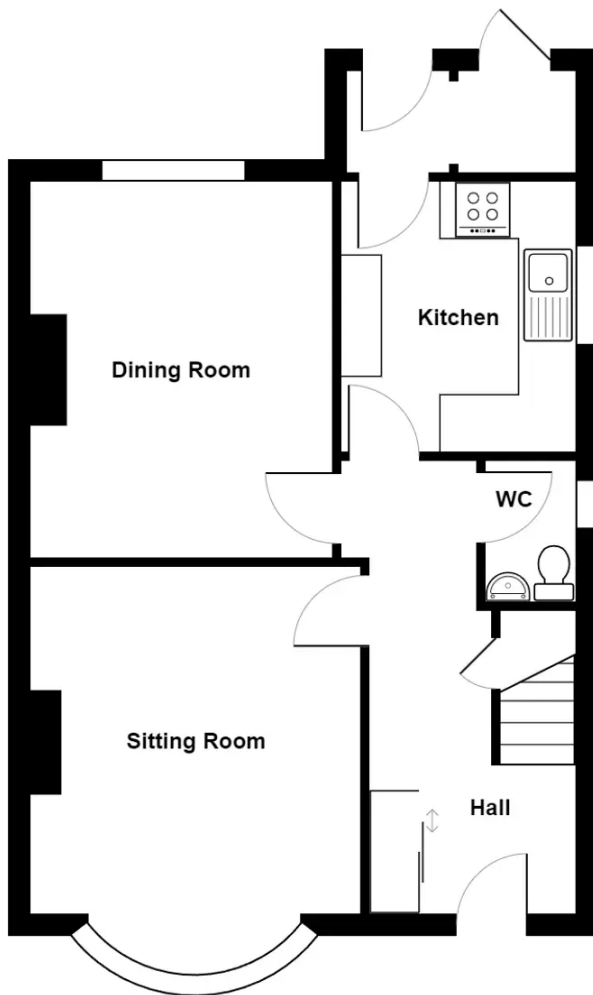
### **COUNCIL TAX: BAND B**

### **TENURE: FREEHOLD**

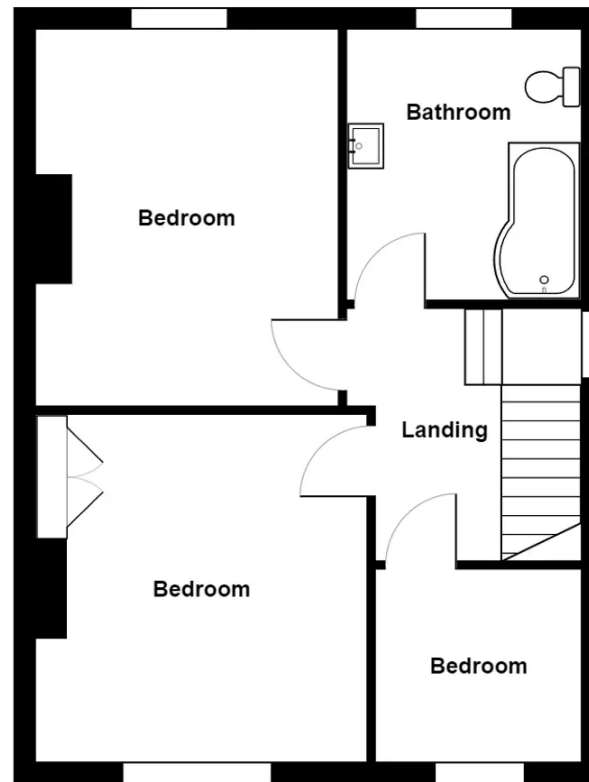
### **DIRECTIONS**

From Lancaster hospital heading south on the A6 take the first exit on the roundabout on to Bowerham Road. Continue along Bowerham Road passing the shops on the left continuing straight across the mini roundabout then take the second left on to Cambridge Avenue which leads on to Shrewsbury Drive and number 11 can be located on the left hand side. WHAT3WORDS: passwords.excuse.crowns.





**Ground Floor**



**First Floor**

11 Shrewsbury Drive, Lancaster  
 Total Area: 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>



For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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