







### **The accommodation.**

A charming two bedroom period terrace in one of Lancaster's most popular areas for first time buyers. With two separate receptions on the ground floor, two well proportioned bedrooms on the first floor and a spacious dining kitchen on the lower ground it has a comfortable airy feel.

### **Let's step outside..**

To the rear is a courtyard garden and open aspect outlook over the Scotch Quarry. A lovely tranquil spot.

### **The location**

Lying within close proximity to the spectacular Williamson Park and iconic landmark, the Ashton Memorial, the stone built terrace also sits in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria and further afield, the M6 motorway lies just over three miles away with the option of heading to junction. 33 or 34.

### **The situation**

The property is offered for sale with no onward chain having been bought two years ago to suit family circumstances.

### **Services**

The property is serviced with gas, electric and mains water and drainage. There is also ultrafast full fibre broadband.

### **Tenure**

The property is Freehold with title number LA719883.

### **Council Tax**

Band A via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

Available online. Feel free to contact the office if you have any additional queries.

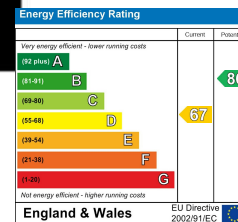
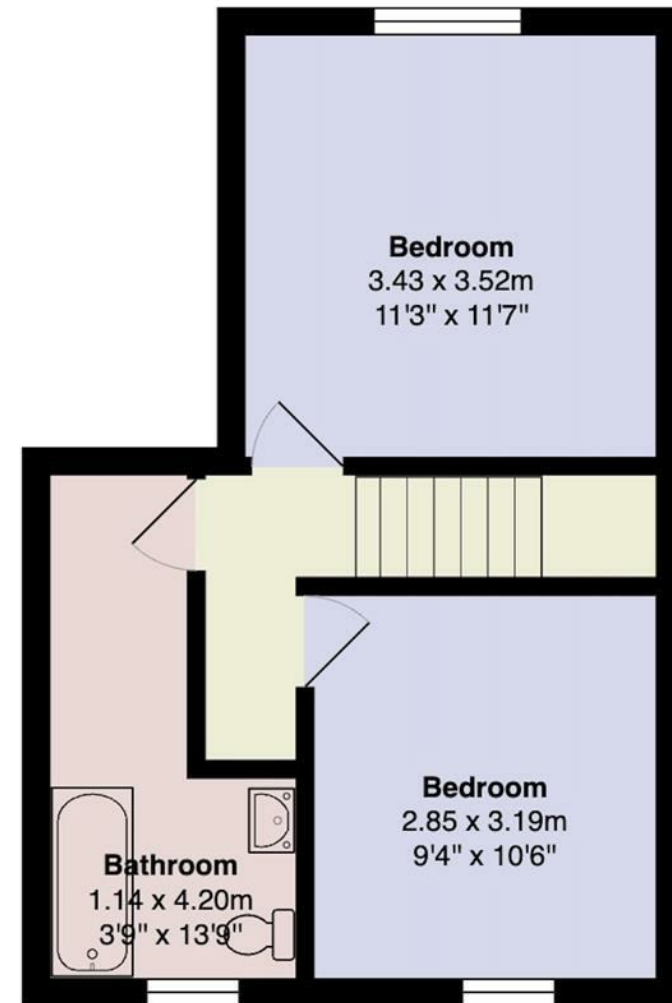
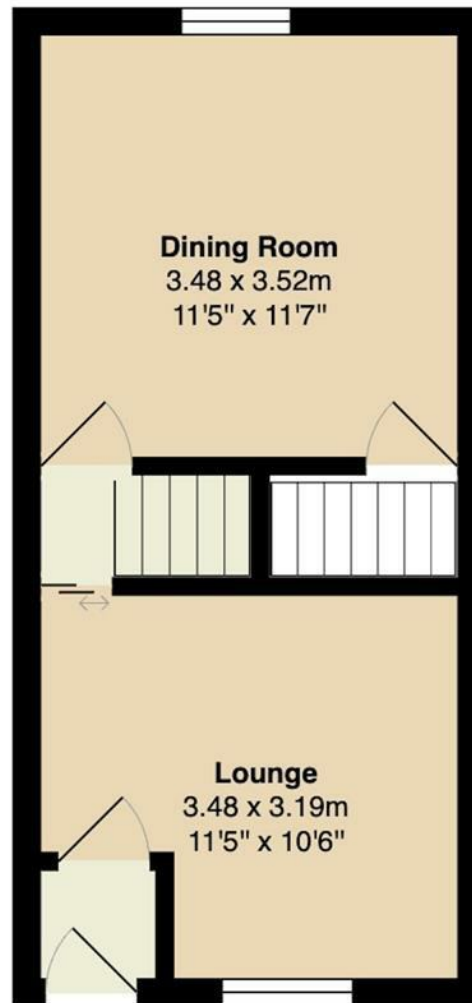
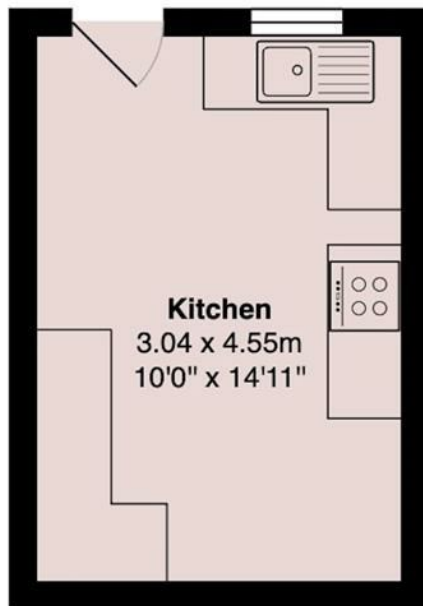












# Your Award Winning Houseclub

