





The Location

This two bedroom Victorian terrace on Westham Street presents an excellent opportunity for first-time buyers and investors alike. Offering strong rental potential thanks to its proximity to the University of Cumbria and Lancaster Infirmary, it's also a practical home for couples looking for a future-proof property in a vibrant and well-connected area. The location is exceptionally convenient, with a convenience store, restaurants, a hairdresser, and a pub just at the end of the street, and Lancaster city centre within walking distance, daily life is easy and convenient. For downtime, green spaces such as Scotch Quarry and Williamson's Park are nearby, making it a brilliant base for pet owners. The property sits in the catchment area from a range of excellent primary and secondary schools, making it great for those with children, or a future-proof home for couples.

Let's Look Inside

The ground floor comprises a well-proportioned living room with a double glazed window to the front aspect, a carpeted floor, and a freestanding electric fire creating a natural focal point with space for seating and display units surrounding. A central kitchen provides generous cabinetry and work surfaces on three sides, with appliances up for negotiation, including a freestanding oven with gas hob, fridge, and a nearly-new washing machine, perfect for first time buyers. An understair alcove provides additional floor space for storage or units, with a double panel radiator against the wall. Beyond the kitchen, a small vestibule leads to the rear yard and also connects to the bathroom, which has been fitted as a wet room with tiled walls, vinyl flooring, a walk-in shower area, pedestal sink, low flush toilet, and frosted double glazed window providing natural light. The ground floor is in need of modernisation but has plenty of potential to become a stunning home.

Upstairs are two well-proportioned double bedrooms. A large double bedroom sits to the front of the property with painted floorboards and space for a double bed and storage solutions. The second bedroom at the rear features exposed floorboards, a double glazed window overlooking the rear yard, the boiler for the property and access to the attic space above. Both require cosmetic updates, making them a blank

canvas to style to your needs and create comfortable sleeping spaces or a home working space.

Step Outside

Outside, the rear yard is enclosed by stone walls, making it a safe and secure space for pets and children. An area to the rear of the garden offers room for potted plants, seating, or storage. A secure gate offers access to the alleyway behind, making it easy to put out bins without going through the house.

Tenure

Freehold

Council Tax

Council Tax Band A

Room Sizes

Living Room

10'11" x 10'2" (3.33 x 3.11)

Kitchen

11'5" x 10'11" (3.48 x 3.33)

Vestibule

5'5" x 2'9" (1.67 x 0.84)

Bathroom

5'8" x 5'5" (1.74 x 1.67)

Bedroom 1

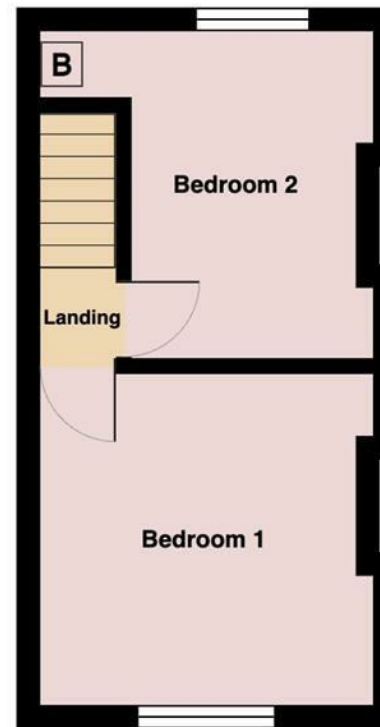
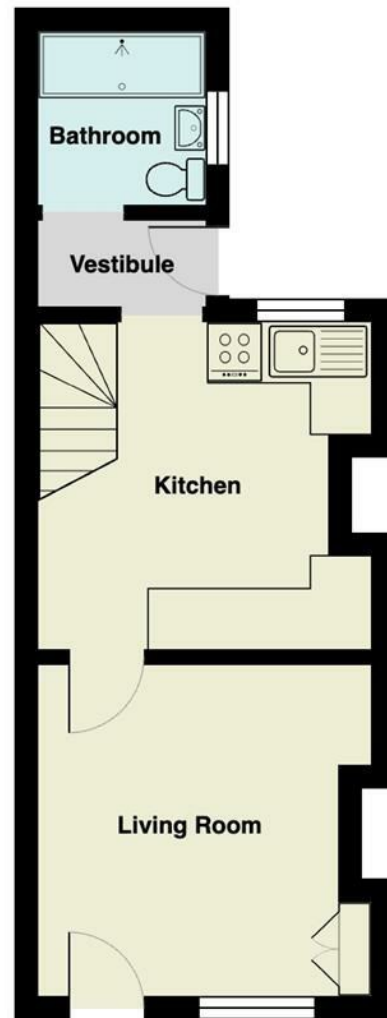
10'11" x 10'11" (3.34 x 3.33)

Bedroom 2

10'11" x 8'1" (3.33 x 2.48)







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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