





Inside The Home

A rare opportunity to acquire one of the larger properties on this popular street, where homes are typically configured as two-bedroom residences. This three-bedroom end-terrace property offers excellent potential for a variety of purchasers and presents a fantastic blank canvas for those looking to create a home tailored to their own tastes and requirements.

Entry to the property is through a double-glazed uPVC front door opening into a spacious lounge, featuring a fireplace that creates an attractive focal point to the room. To the rear is a generously sized kitchen offering ample worktop and storage space, along with room for a washing machine and everyday dining requirements. Beyond the kitchen is a useful utility area providing additional storage cupboards and practical space for household essentials. The ground floor is completed by a bathroom fitted with a three-piece suite incorporating a bath with shower attachment.

To the first floor are three bedrooms, comprising a good-sized double bedroom and two single bedrooms, offering flexible accommodation for families, home working or guests. The property also benefits from loft access, providing further storage potential.

Offering spacious accommodation, excellent potential and a sought-after end-terrace position, this property is likely to appeal to first-time buyers, investors and those seeking a project to make their own.

Let's Take A Closer Look At The Area

Located near the banks of the River Lune, this superb property has excellent access to both town and country. With a range of amenities on its doorstep including a doctors surgery, pharmacy, two convenience shops and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access local and further afield, with the M6 motorway a 10 minute drive away and the west coast mainline train station.

Let's Step Outside

To the front of the property there is on road parking. To the

rear, a handy rear yard can be found providing the perfect place for potted plants and sitting out on a warm summers day. There is a shared access alleyway to the side of the property to store the bins.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA860801

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

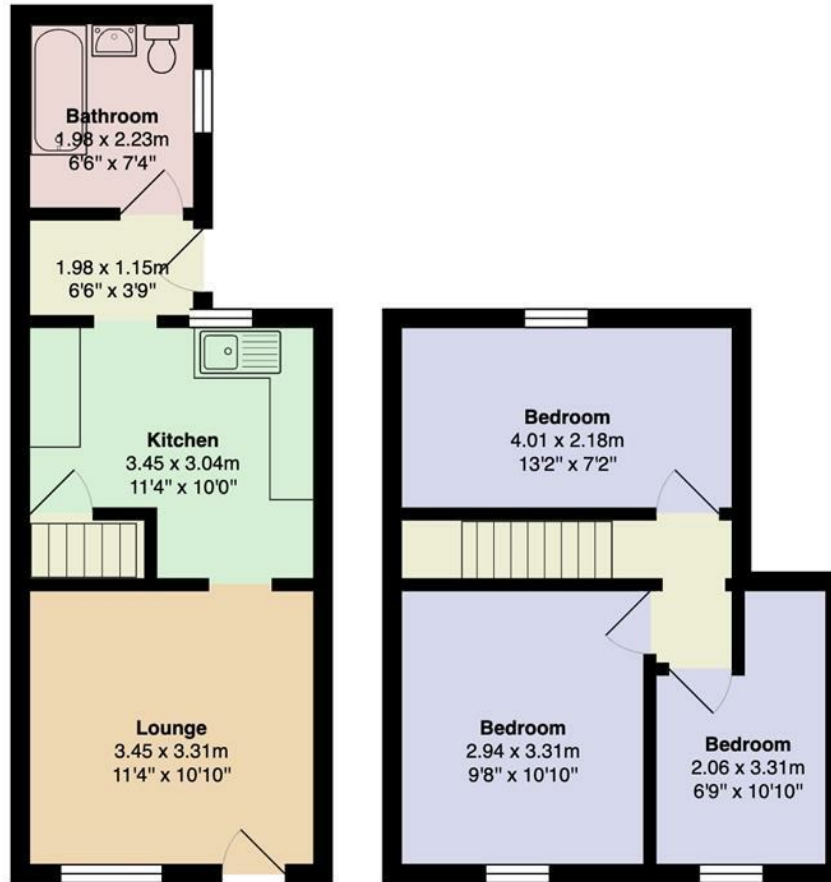
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Heat-Loss Perimeter: 26.1m ... 86ft

Total Area: 59.7 m² ... 643 ft²

All measurements are approximate and for display purposes only

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 EU Directive 2002/91/EC

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