HOUSECLUB
ESTATE AGENCY

36 Gerrard Street, Lancaster, LA1 5LZ

£140,000

Inside The Home

Entered via a composite double glazed door, the ground floor features a spacious Living Room, perfect for quiet nights in. This leads into a generous Kitchen, fitted with a range of wall and base units with complementary worktop surfaces and fitted appliances which include a four ring hob, with an extractor hood above and an oven below. There is plumbing for a washing machine and space for a fridge freezer, providing a ample space for everyday living.

To the first floor, stairs lead from the Kitchen to two generous Bedrooms, offering comfortable and versatile accommodation. The spacious three-piece Shower Room is complete with a large walk-in shower, adding further practicality to the home.

With its generous room sizes, useful outdoor space and opportunity to create a home to your own taste, this property is sure to appeal to a wide range of buyers. Whether you are a first-time buyer or seeking a home with potential, this is an opportunity not to be missed.

Let's Take A Closer Look At The Area

Centrally located and within walking distance of Lancaster City Centre, Gerrard Street offers excellent access to the wide range of amenities this vibrant city has to offer. A multitude of high street shops, restaurants, bars and supermarkets can all be found nearby, alongside a selection of highly regarded primary and secondary schools. For commuters, local bus services provide regular travel throughout the city and surrounding areas, while Lancaster railway station is approximately a 10-minute walk away, providing access to the West Coast Main Line. The M6 motorway is also easily accessible, offering convenient links further afield. This well-positioned home is not to be missed.

Let's Step Outside

Externally, the property benefits from on-road parking to the front, while the generous enclosed rear yard provides a private outdoor space with plenty of scope to personalise and enjoy, perfect for morning coffee or potted plants - the choice is yours.

Services

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

Tenure

The property is Freehold. Title Number: LAN175772.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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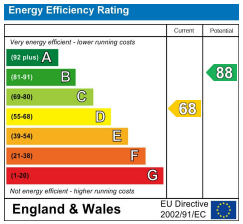

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Tel: 01524 771888
Email: info@houseclub.co.uk
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