





Inside The Home

Stepping through the UPVC double glazed door, an Entrance Vestibule awaits. This leads into a cosy, yet spacious Living Room, with a large UPVC double glazed window, filling the room with ample natural light. This proceeds into a Dining Room, which is perfectly placed next to an open plan Kitchen. With UPVC double glazed French door providing access to the rear and stairs leading to the first floor.

The Kitchen provides ample storage and preparation room, with a range of wall and base units and a complementary work surface. Appliances include a four ring gas hob with an oven below and space for a fridge freezer.

To the first floor, two generous bedrooms can be found, as well as a spacious three piece bathroom suite with a handy Utility Cupboard. With plumbing for a washing machine and additional storage space.

This wonderful home is blank canvas, and provides a perfect base for a multitude of buyers, from first timers to those looking to start or extend their rental portfolio.

Let's Take A Closer Look At The Area

Located in the historic market town of Lancaster, amenities are plentiful with local shops, eateries and landmarks including Williamson's Park a short walk and drive away. The University of Cumbria and the Royal Lancaster Infirmary are also located close by, meaning this property is perfectly placed for those working professionals, looking for an easy commute. With the M6 motorway, and a West Coast mainline train station located within the town, traveling can be done with ease.

Let's Step Outside

To the front of the property, on street parking can be found. To the rear, a beautifully presented south-facing yard can be found, providing ample space for potted plants and alfresco dining. With wooden secure fencing and a wooden gate provide an access to the rear alley, this is the perfect area to enjoy a morning coffee on a warm summers days.

Services

The property is fitted with a gas central heating boiler

(installed in 2023 with 5 years guarantee on installation) and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA577677.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

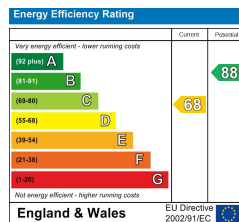
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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