





The accommodation..

The ground floor is accessed from the uPVC front door into the lounge which leads straight into a versatile second reception/dining room. Beyond that is a fitted kitchen with wall and base units, an electric oven and other appliances which the vendor is happy to include within the sale. The ground floor is completed by a three piece bathroom suite in white with a panel bath with overhead shower, a low flush WC and a pedestal wash hand basin. On the first floor are two well proportioned bedrooms.

What about outside?

The property has a small concrete rear yard with gated access. Parking is on street with no current permit requirements.

The location

This excellent home is in a perfect position for so many aspects of modern life. Within walking distance of the city of Lancaster but closer still to a number of amenities on neighbouring Greaves Road and Scotforth Road including a Spar convenience store and Booths supermarket. The Royal Lancaster Infirmary and the University of Cumbria Lancaster campus are nearby and the A6 provides a simple drive to Lancaster University or junction 33 of the M6 for the commuting professional. It is also brilliant for schooling needs with no fewer than 11 schools rated Ofsted Good or better within around mile at last inspection.

The situation

The property is currently tenanted via LUSU with an expiry date of 31/8/2026 after which vacant possession would be available.

Key features

The property has retained some character including cast iron fireplaces in each bedroom and some wooden flooring and picture rails.

Services

The property has gas central heating which was installed around 2016 with the boiler situated in the second bedroom. There is also mains electricity, water and drainage.

Tenure

The property is Freehold with title number LA731583.

Council Tax

Band A with Lancaster City Council.

Viewings

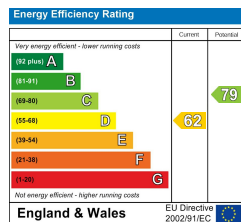
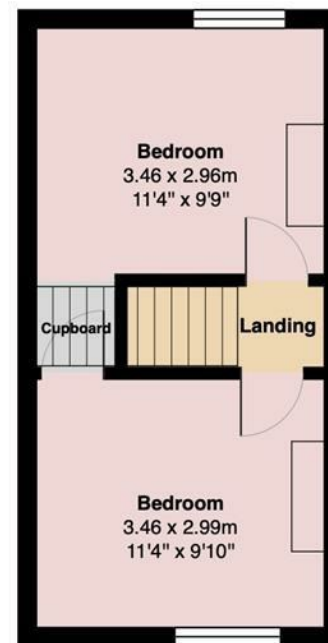
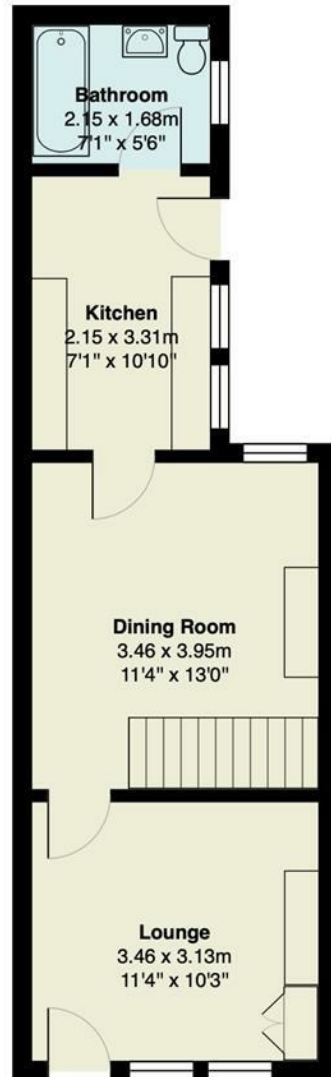
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Energy Performance Certificate

Available online or by contacting our office for further information.







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