





Inside The Home

This mid-terrace property is centrally located and within walking distance of Lancaster city centre. Entry is via a UPVC double-glazed front door leading into the lounge. The lounge features a log fire which is currently not in use; however, there is potential for the chimney to be inspected and reinstated if desired. The lounge opens into the kitchen, creating a sociable open-plan layout with a breakfast bar. The kitchen provides space for a washing machine and fridge/freezer, with the sink positioned beneath the window overlooking the rear yard and beyond.

To the first floor, the property offers two well-proportioned double bedrooms. One bedroom benefits from a storage cupboard housing the boiler as well as an airing cupboard, providing useful storage for towels and linens. The property has recently been redecorated throughout and is well presented. The boiler was replaced in 2024, electrical works have also been completed, including the installation of a new fuse board.

Additional benefits include loft access with lighting, providing useful storage space.

This home would make an ideal rental investment, first-time purchase, or an attractive option for those looking to downsize.

Let's Take A Closer Look At The Area

Situated in Moorlands, to the south of Lancaster it is a very well connected home. The University of Cumbria, the Royal Lancaster Infirmary and the city centre and wealth of amenities itself are all well within walking distance. Sat very close to the iconic Williamson Park and Ashton Memorial as well as the access to the Trough of Bowland you really can be within a rural setting within minutes. Further afield, Lancaster University is easily accessible via bus or car along the A6 and both junctions 33 and 34 of the M6 are also just a short drive away.

Let's Step Outside

The property benefits from an L shaped courtyard to the rear, it is secured by brake and a gate. There is on street parking on a first come first serve basis.

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: LA648430

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

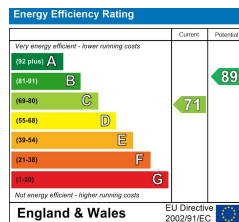
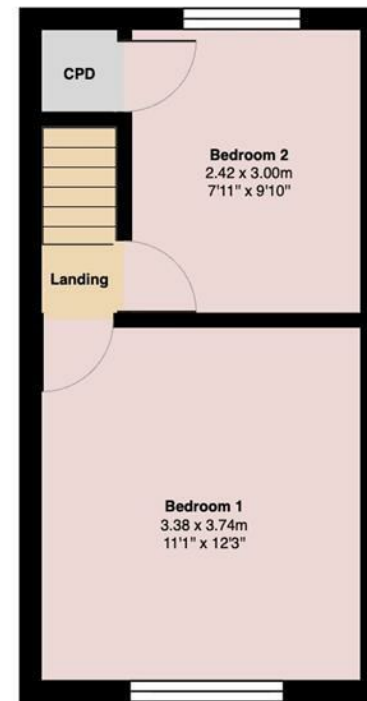
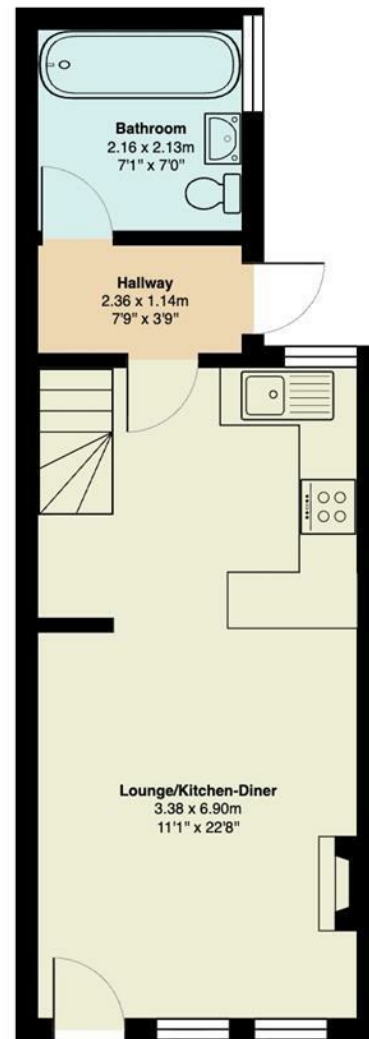
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