

HOUSECLUB
ESTATE AGENCY

59 Trafalgar Road, Lancaster, LA1 4DB

£150,000









Inside The Home
Entered via a UPVC double-glazed door, this leads into a useful Entrance Vestibule, which leads through to the welcoming Living Room. Centred around a wall-mounted electric fireplace, the room benefits from laminate flooring and provides a comfortable space to relax. Continuing through the property, you will find a generous Kitchen Diner, fitted with a range of wall and base units with complementary work surfaces, providing ample storage and preparation space. Integrated appliances include a four-ring gas hob with oven beneath and extractor above, alongside space for a fridge freezer and plumbing for a washing machine. There is ample space for a dining table, while a UPVC double-glazed door provides convenient access to the rear yard.

Stairs lead to the first floor, where two generously proportioned Bedrooms can be found. The main bedroom benefits from built-in cupbord, providing this superb home with even more storage. Completing the accommodation, a modern three piece bathroom suite can be found, finished with complementary wall and floor tiling.

Offered to the market with no chain, this convenient home is perfect for a range of buyers from first timers, downsizers and a investors looking to increase 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
Externally, the property benefits from on-road parking to the front, whilst to the rear is a spacious yard offering plenty of room for alfresco dining and potted plants, with secure stone walling and a handy gate providing access to the rear. A useful brick-built outhouse can also be found providing additional storage.

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: LA719616.

Council Tax
This home is Band A under Lancaster City Council.

Viewings
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate
Band C. For more information, please see online or 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





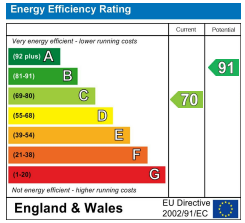






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