



## 30 Thirlmere Road, Lancaster, LA1 3LG

**£120,000**

Bursting with potential, this spacious three-bedroom ex-council home offers an exceptional blank canvas for investors, developers, or buyers eager to create something truly special. With generous proportions throughout, the property is ready for a full renovation that could transform it into a standout modern home. For those with vision, creativity, and a desire to add value, this property represents an outstanding opportunity, ready and waiting for its next chapter.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			