

HOUSECLUB
ESTATE AGENCY

17 Brock Close, Lancaster, LA1 2NP

£125,000

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Well presented and offered with no onward chain, is this spacious two bedroom semi-detached house on Brock Close in Lancaster. Ready to move in, the ideal first time buy or investment property also boasts a sizeable garden to the rear which provides plenty of potential for landscaping, along with a great space for children and pets to play in a private and secure environment. Internally, the property briefly comprises on the ground floor of a welcoming entrance hall with large storage area that could be made into a downstairs WC if required, a fitted kitchen and an impressive dual aspect lounge diner. To the first floor are two excellent sized double bedrooms and a three piece bathroom suite. Externally, the large garden to the rear will certainly appeal to prospective purchasers, along with a garden are to the front which has potential to be converted into off road parking providing necessary permissions are sought. A popular area. the property is well situated for access to the highly regarded nearby primary and secondary schools, along with being in a perfect position to take advantage of the wealth of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as the University of Cumbria, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to Lancaster University, and further afield, the M6 motorway lies just over three miles away.







Ground Floor

Entrance Hall
Welcoming entrance hall with large cupboard area that has potential to made into a downstairs WC, a radiator and ceiling light.

Lounge / Diner
Dual aspect lounge with windows to front and rear, radiators and ceiling lights.

Kitchen
Fitted kitchen with a range of base and wall mounted units, four ring gas hob with fan oven beneath, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Windows to side and rear aspects, access to large under stairs storage area, door leading out to rear garden, radiator and ceiling light.

First Floor

Bedroom One
Excellent sized double bedroom with windows to side and rear aspects, built in cupboard, radiator and ceiling light.

Bedroom Two
Another good sized double bedroom with a built in cupboard, window to front aspect, radiator and ceiling light.

Bathroom
Three piece comprising of a panel bath with shower head fitting over, low flush WC and wash hand basin. Window to side aspect, radiator and ceiling light.

External
Large garden to the rear offering plenty of potential for landscaping. Access down the side of the property with a smaller garden area to the front, potential for off road parking providing necessary planning sought. Un restricted on street parking is also to the front also.

Council Tax
Band A

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

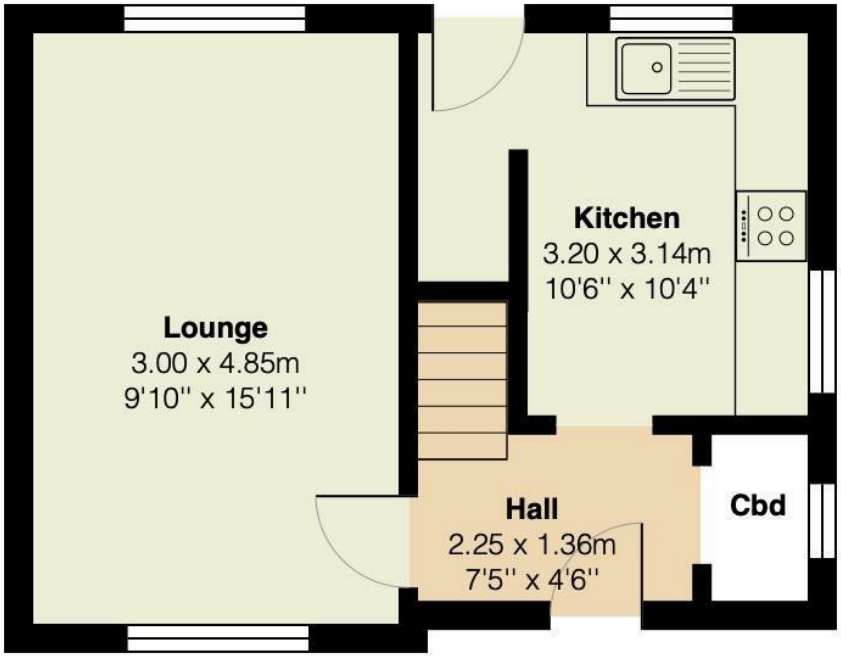


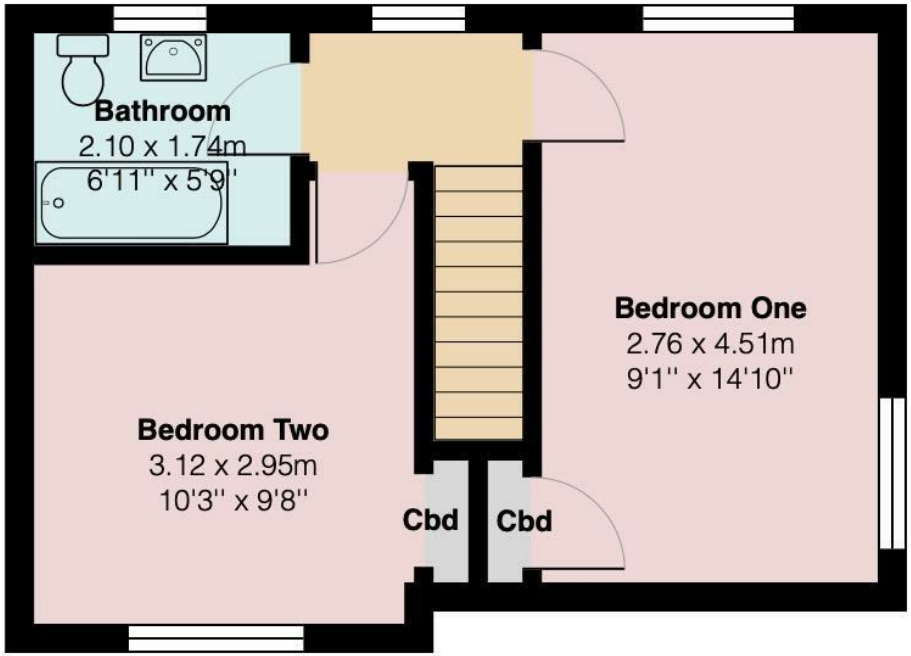


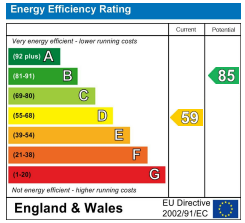












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