





The accommodation.

Accessible from either front or rear a welcoming entrance hallway with sizable storage cupboard, provides access to a spacious lounge and separate kitchen. The first floor hosts three bedrooms, a walk in wet room/shower facility and a separate WC. The property is in need of a full program of renovation.

Lets step outside

The property has a courtyard rear garden with gated access and a small area of grassy frontage (from the square side).

The situation

The property is to be sold as seen with no onward chain.

The location

Located in the popular Lower Freehold area of Lancaster at the end of Woodville Street, this property provides purchasers with a range of amenities including national and independent shops, eateries and pubs, as well as handy access to local landmarks such as Williamson Park and the Historic Lancaster Canal. With a short walk, you can reach the historic city of Lancaster where a plethora of additional shops, dentists and doctors surgeries can be found, as well as handy access onto the M6 Motorway and the West Coast Main Line Train Station providing excellent access further a field. Closer to home the fantastic Dukes Theatre is a stones throw away and there is a nearby convenience store on Moorgate.

Services

The property has mains gas, mains electric, mains water and drainage.

Tenure

The property is Freehold with a title number of LAN125302.

Council Tax

Band A via Lancaster City Council.

Viewings

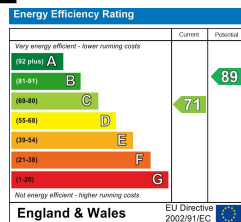
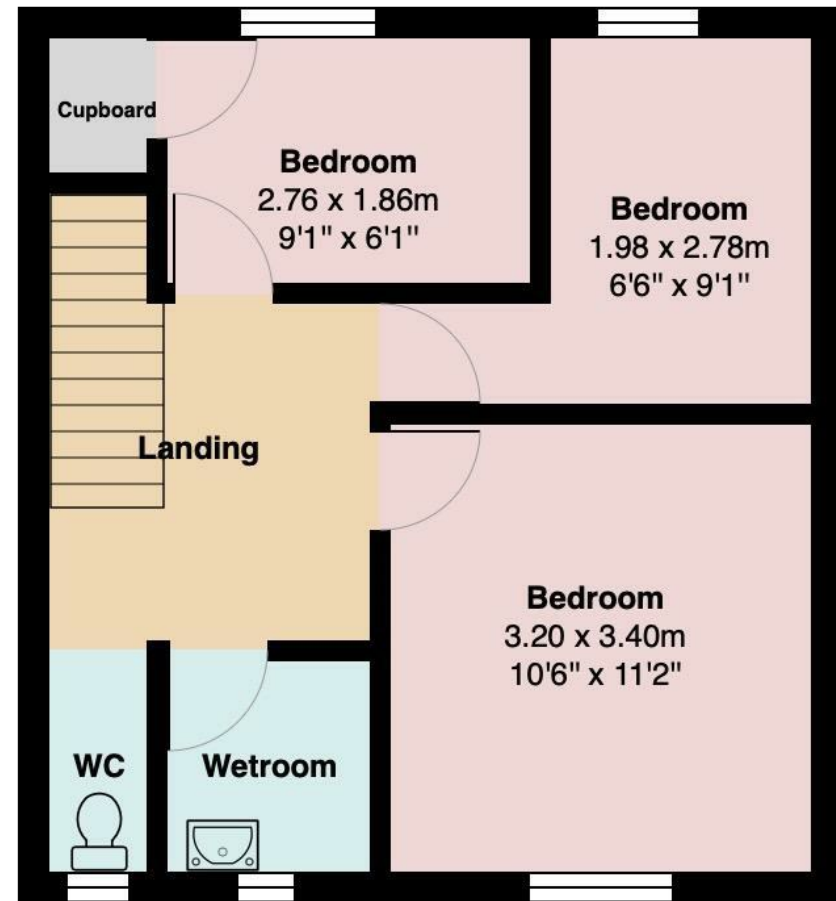
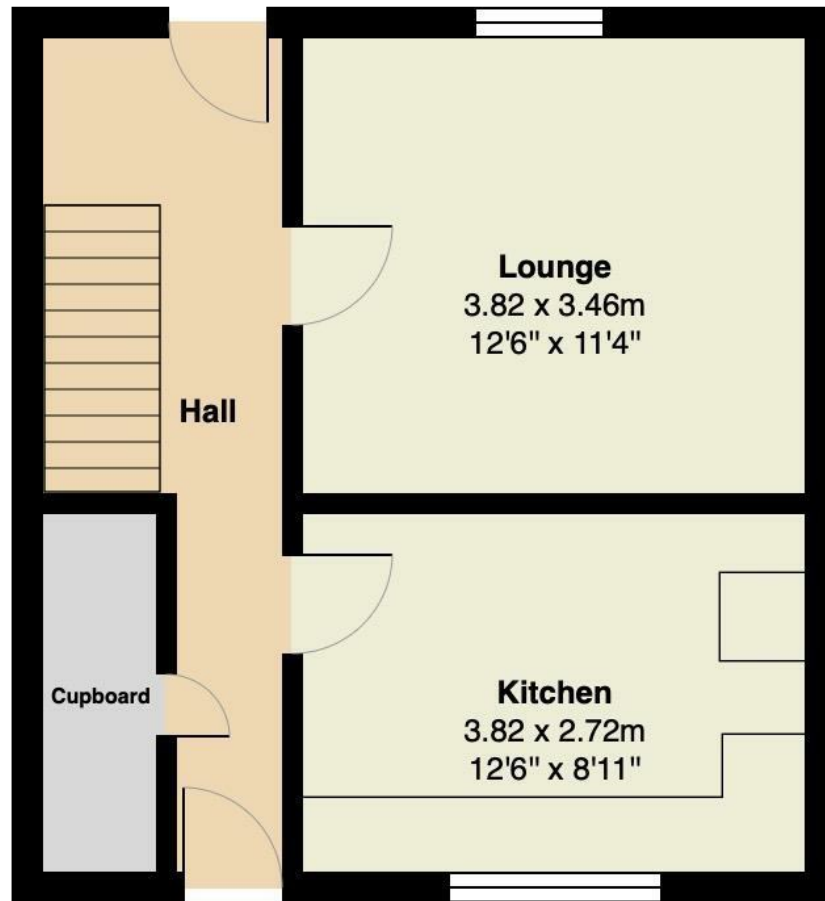
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Band C rated and valid until 2029. Full certification is available online or via contacting our sales office.







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