HOUSECLUB
ESTATE AGENCY

8 Newsham Road, Lancaster, LA1 4DG

£195,000

Inside The Home

The accommodation comprises a welcoming Entrance Hall, with stairs leading to the first floor. Two spacious reception rooms provide a versatile Living Room and separate Dining Space, perfect for both relaxing and entertaining.

To the rear, a modern fitted kitchen can be found, fitted with a range of wall and base units with complementary worktops over and integrated appliances which include a four-ring gas hob with an oven below, as well as plumbing for a washing machine and space for a fridge freezer.

To the first floor, two well-proportioned bedrooms provide ample space with the main bedroom benefitting from a substantial fitted wardrobe with feature sliding doors. A generous family bathroom, featuring two wash hand basins, creating a practical and stylish space for a busy household, with new bathroom cabinets fitted above the wash hand basins.

Combining stylish presentation, with solid wooden floors which have been oiled & waxed, new radiators throughtout as well as three new windows and a new front external door. This spacious accommodation has the advantage of no onward chain, this is a fantastic opportunity to purchase a ready-to-move-into home, in a well connected area.

Let's Take A Closer Look At The Area

Situated in the popular Bowerham area of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools including the local Grammar Schools, shops and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away, with a range of local shops and a supermarket on the doorstep.

Let's Step Outside

Externally, the property benefits from an attractive, low-maintenance front garden. To the rear, a generous enclosed yard offers ample outdoor space for seating, alfresco dining and entertaining as well as two outhouses, providing ample storage.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freeholdhold. Title number: LA714910.

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

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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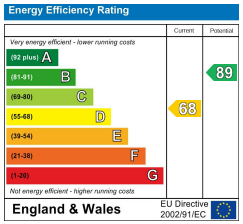
Total Area: 73.3 m² ... 789 ft²



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