





Inside The Home

Entered via a UPVC double glazed door, this leads into an Entrance Vestibule and on to a warm and welcoming Living Room centred around a feature fireplace. This proceeds to a spacious Dining Room, once again centred around a feature fireplace with a UPVC double glazed window overlooking the rear yard. Completing the ground floor, a generous Kitchen can be found, fitted with the range of wall and base units with complementary worktops over. Space is provided for a freestanding cooker and a fridge freezer, as well as plumbing for a washing machine.

Stairs lead from the Dining Room to a First Floor landing, where two generous bedrooms can be found, both fitted with a range of built-in wardrobes providing ample storage. Completing the first floor, a three-piece Bathroom suite can be found.

This incredible terraced home provides a wonderful blank canvas for those seeking a property to add their own stamp to. With its central position and well-proportioned rooms, this wonderful home will be certain to interest many.

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

To the front of the property, on street parking can be found. To the rear, a generous south-facing yard can be found, providing ample space for potted plants and alfresco dining. With secure stone walling and access to the rear alley, this is the perfect area to enjoy a morning coffee on a warm summers days.

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.

Council Tax

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.







Total Area: 63.4 m² ... 682 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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