

HOUSECLUB
ESTATE AGENCY

63 Wingate Saul Road, Lancaster, LA1 5DW

£170,000









Inside The Home

Entry is through the double-glazed front door into a hallway, with the lounge to the right featuring a bright bay window, creating a light and airy living space. From the lounge, access leads into the functional kitchen at the rear, which opens directly onto the low-maintenance rear garden.
To the first floor you will find two double bedrooms and one single bedroom, perfect for a work-from-home office, nursery, or guest room, alongside a practical family bathroom with a three piece suite and overhead shower.

This centrally located property is a perfect opportunity for first time buyers, professionals and investment buyers alike.

Let's Take A Closer Look At The Area

Situated within close proximity to the West Coast Mainline train station of Lancaster, this incredible home has excellent transport links. With nearby bus stops providing access local and further afield, as well as access to the M6 motorway and junctions 33 and 34, this home is a commuter's dream. For those looking to be part of a vibrant city, Lancaster City centre caters to all. With an excellent blend of the old and new, historic landmarks include Lancaster Castle and Police Museum, which house several shops, including the iconic Atkinson coffee shop.

The town itself provides a plethora of excellent eateries and wine bars and further landmarks and parks, including the breath-taking Williamson Park to the south of the town. For those with a family, there are several highly regarded primary and secondary schools, including the grammar schools, with the Lancaster Girls Grammar School a 10-minute walk away.

Let's Step Outside

A small, secure front garden is bordered by brick, while the rear garden is concrete-paved and fully enclosed by fencing. On-street parking is available for convenience.

Recent works completed by the vendor.

The property has recently had a brand new kitchen, flooring and the front and back brick walls have been repointed.

Services

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

Tenure

The property is Freehold. Title number:LA960939

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





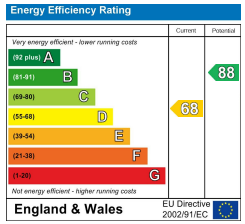






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