

HOUSECLUB
ESTATE AGENCY

81 Norfolk Street, Lancaster, LA1 2BP

Offers over £120,000


HOOVER







Inside The Home

Entry is gained via a double glazed UPVC door leading into a spacious lounge. This inviting reception space features a UPVC double glazed window which fills the room with ample natural light, creating a bright and welcoming atmosphere. Double doors lead through to the kitchen/diner, enhancing the sense of space and flow between the living and dining areas. The kitchen is modern in style and well arranged, offering generous work surface space and ample cupboard storage. It benefits from an integrated oven and provides space for a fridge freezer and washing machine, ensuring practicality for everyday living while maintaining a clean and functional layout.

To the first floor, two generous bedrooms can be found, both offering comfortable proportions and flexibility for a range of living arrangements.

The second (top) floor hosts an additional bedroom along with the family bathroom. The third bedroom is well suited as a comfortable double or could equally function as a nursery or home office space. The bathroom comprises a three-piece suite; whilst fully functional, it is ready for a degree of modernisation, presenting an opportunity for improvement.

Overall, this property is a true blank canvas, ideal for first-time buyers or investors seeking the opportunity to put their own stamp on a home. Centrally located close to Lancaster City Centre, it offers exciting potential to create a wonderful home tailored to individual tastes and requirements.

Let's Take A Closer Look At The Area

Located near the banks of the River Lune, this superb property has excellent access to both town and country. With a range of amenties on its doorstep including a doctors surgery, pharmacy, two convenience shops and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access local and further afield, with the M6 motorway a 10 minute drive away and the west coast mainline train station.

Let's Step Outside

There is on street parking available on a first come first serve basis. The property benefits from a covered courtyard to the rear of the property. A versatile space which is secure and private, currently used as a sun room.

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: LA597519

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





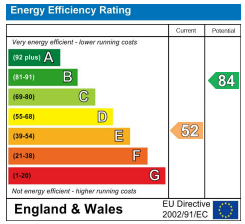








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