





## 11a Lune Road, Lancaster, LA1 5QU

A well-proportioned two bedroom period terraced house, looking out over Lancaster cricket club. With the historic quayside at the end of the road and the bustling city centre close by, this property would be perfectly suited for professionals, couples and buy to let investors. Commuting is made easy with road links to the M6, plus both the train station and bus station within walking distance.

The property boasts two reception rooms, a well-appointed kitchen, two reconfigured double bedrooms plus two shower rooms, set up perfectly for busy households or as a house share. With high ceilings and double glazed windows in each room it's a bright and welcoming home, just waiting for you to add your mark. A cellar sits below the property offering additional storage space with an enclosed rear yard and small front garden adding kerb appeal. With clever redesign and proven rental potential this versatile house can be designed to fit your needs. Contact us today to book a viewing!



### **Reception 1** **10'5" x 7'6" (3.20 x 2.30)**

A well-proportioned living room at the front of the house boasts high ceilings and a double glazed bay window on the front aspect that fills the space with natural light. There's ample room on the carpeted floor for seating and storage options, or a double bed, having previously been used as a ground floor bedroom. A double panel radiator adds to the comfort of the room. A statement painted wall and central ceiling light complete the inviting reception room.

### **Reception 2** **13'1" x 10'5" (4.00 x 3.20)**

At the centre of the property is a good sized reception room perfect for entertaining and relaxing with friends and family. With a carpeted floor, double panel radiator, pendant light and a double glazed window on the rear aspect it's warm and inviting day or night. Alcoves either side of the chimney breast offer space for storage units so you configure the space to fit your lifestyle.

### **Kitchen** **15'4" x 7'6" (4.69 x 2.29)**

At the rear of the property an extended galley kitchen stretches out into the rear yard with an external door for access. With units above and below the countertop on two sides there's plenty of storage for food items and cooking equipment. Appliances include a four ring gas hob, oven, extractor fan and a Beko washing machine and fridge which are up for negotiation. A 1.5 sink and drainer sits in the countertop, with ample light provided by the dual aspect double glazed windows. The Ariston boiler for the property is housed in the kitchen for easy maintenance and the ceiling has recently had plaster repair work undertaken. A neutral tiled backsplash runs around the workspace, with a vinyl tile effect floor completing the well-appointed and easy to maintain space.

### **Shower Room 1** **6'11" x 3'2" (2.11 x 0.98)**

A shower room sits at the back of the house, with a frosted double glazed on the side aspect offering daylight and spotlighting in the ceiling for evening use. The suite includes a double shower enclosure, pedestal sink and low flush toilet,

with a heated towel rail against the half tiled walls. A n easy to clean vinyl floor runs through the space, completing the bright, practical shower room.

### **Shower Room 2** **4'4" x 3'11" (1.33 x 1.21)**

A shower room sits off the landing at the rear of the property, with a three piece suite including a corner shower enclosure, low flush toilet and a pedestal sink. A heated towel rail sits above the stylish and practical vinyl floor with spotlighting in the ceiling above.

### **Bedroom 1** **13'4" x 10'4" (4.08 x 3.17)**

A well-proportioned double bedroom sits at the front of the property, reconfigured with the second bedroom to create two equal sized sleeping spaces. There's ample room on the carpeted floor for a double bed, desk and wardrobes so you can configure the room to fit your lifestyle. A double glazed window on the frotn aspect provides natural light and offers views across to Lancaster Cricket Club, giving a green vista to wake up to each day. A double panel radiator and pendant light complete the bright, welcoming bedroom.

### **Bedroom 2** **14'0" x 7'8" (4.27 x 2.36)**

A reconfigured bedroom sits off the landing, expanded to create a well-proportioned double. A double glazed window on the rear aspect offers daylight, with a carpeted floor and double panel radiator adding to the comfort. There's ample room for a double bed, desk and wardrobes to create an inviting bedroom with easy access tot he rear shower rooms. A pendant light sits at the centre of the room.

### **Cellar** **12'4" x 10'2" (3.77 x 3.10)**

A good sized cellar sits beneath the property and offers space for storage and a home workshop, with lighting and a plasterboard ceiling above. The utility meters for the property are housed in the cellar, with an access door from the second reception room.

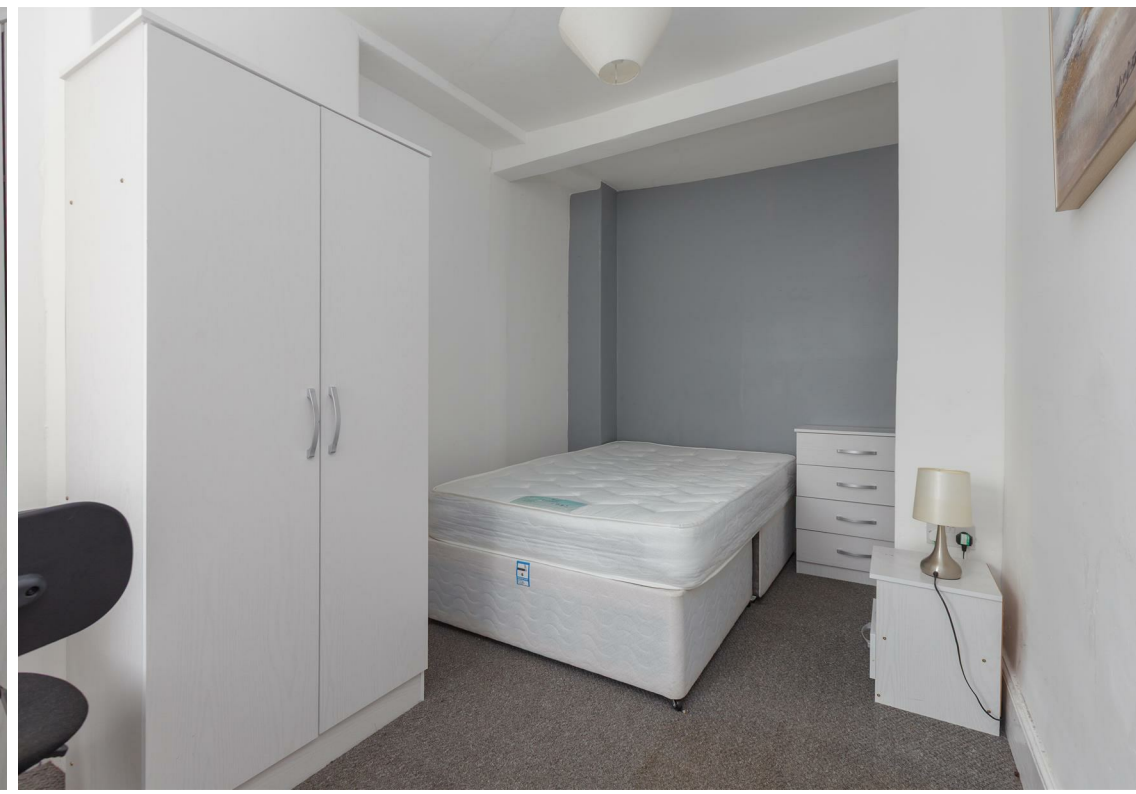
### **Rear Garden**

A small courtyard garden sits behind the house, with rear

gates out tot he alley behind. Surrounded by stone walls, its a safe space for pets and children, and get good sun throughout the day so great for summer BBQs.

### **Additional Information** Freehold. Council Tax Band A.













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

EU Directive 2002/91/EC

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