HOUSECLUB
ESTATE AGENCY

8 West Road, Lancaster, LA1 5PG

£199,950

The accommodation

Accessible from the front elevation an entrance porch awaits, leading you into a welcoming entrance hallway. The lounge is spacious and well appointed with a feature reclaimed cast iron fireplace as its centerpiece and beyond that the second reception room offers versatile space for dining and several other purposes. The contemporary kitchen boasts a range of wall and base units with laminate work top surfaces, a single sink and drainer and an electric oven with a gas hob and overhead extractor. The boiler is hosted here and that has been newly installed. On the first floor are two very well proportioned bedrooms and a sleek four piece family bathroom with a walk in shower, a panel bath, a low flush WC and a vanity wash hand basin. Additionally the basement has good head height and is the site for the gas meter and the electricity consumer unit.

Let's take a look outside.

This wonderful home has gated courtyard frontage and a larger than average concrete based rear yard with an open stone bin store and gated access.

The situation

The property is offered for sale with full vacant possession and no onward chain.

The location

This fabulous address is situated to enjoy Lancaster city centre and its wealth of amenities as well as superb transport links. The train station could not be much closer, the bus station with regular buses to campus is a short walk away and should it be needed, junction 34 of the M6 can be reached easily via the one way system. Nearby amenities include the Merchants Pub, the iconic St. Georges Quay with its charming array of bars and restaurants, Lancaster Castle, Lancaster City FC and other city attractions such as the Priory and Museum.

Services

The property is serviced with gas, electricity. mains water and drainage.

Tenure

The property is Freehold with a title number of LA892094.

Council Tax

Band B via Lancaster City Council.

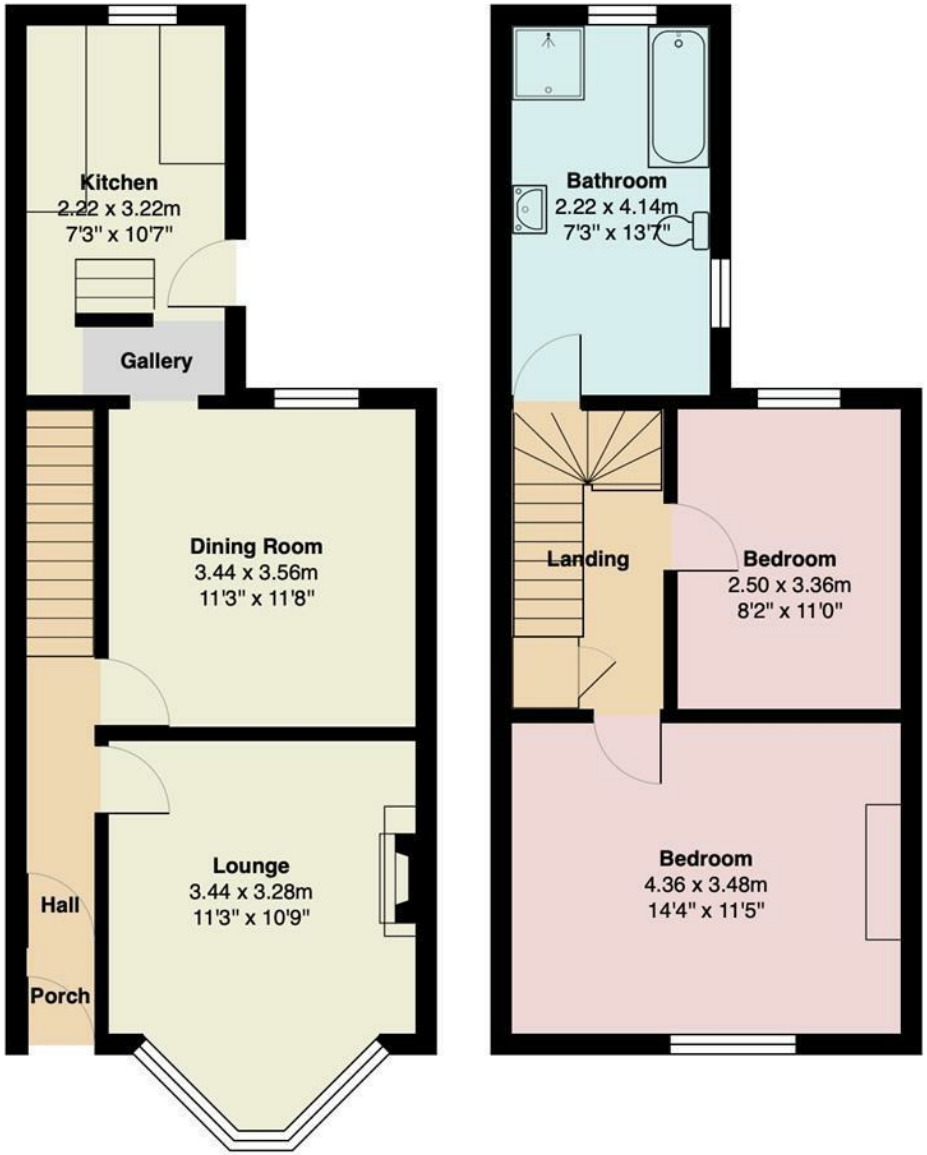
Viewings

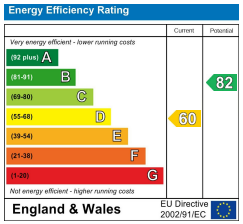
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Rated D with the full certificate available online or by contacting our sales office for more information.

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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