



22 Westham Street, Lancaster, LA1 3AU

£140,000



The accommodation

A welcoming entrance hallway greets you upon entry with a feature stone fireplace and tasteful decor. Beyond that is a contemporary fitted kitchen, intelligently designed with wall and base units, laminate work top surfaces, a stainless steel sink, drainer and pan rack, ceilings downlighting and a washing machine and gas cooker which are both included within the sale at no cost. The ground floor is completed by a spacious and versatile rear lobby, ideal for creating storage/utility space and then the three piece bathroom suite in white consisting of a panel bath, a low flush WC and a pedestal wash hand basin. The real benefit of the ground floor bathroom is felt when you go upstairs and see two very well proportioned, double bedrooms. Externally the property has a concrete based yard with gated access.

The location

Within close proximity of the University of Cumbria and Royal Lancaster Infirmary, this is a practical home for couples looking for a property in a vibrant and well-connected area. The location is exceptionally convenient, with a convenience store, restaurants, a hairdresser, and a pub just at the end of the street, and Lancaster city centre within walking distance, daily life is easy and convenient. For downtime, green spaces such as Scotch Quarry and Williamson's Park are nearby, making it a brilliant base for pet owners. The property sits in the catchment area from a range of excellent primary and secondary schools, making it great for those with children or those looking to start a family in the near future. Junctions 33 and 34 of the M6 are both accessible by car with the ability to bypass much of Lancaster's one way system in getting there. The University of Lancaster is also a short jaunt along the A6 of approximately three miles.

The situation

The property is offered with no onward chain. Some items are to remain in place upon completion, namely the wardrobes in each bedroom, the cooker and the washing machine. These are to be included free of charge.

Services

The property benefits from all standard utilities. Gas central heating is within the home with a newly installed Worcester boiler situated in the second bedroom. The home also has electricity, mains water and drainage.

Tenure

The property is Freehold with the title number LA623672

Council Tax

Band A via Lancaster City Council.

Viewings

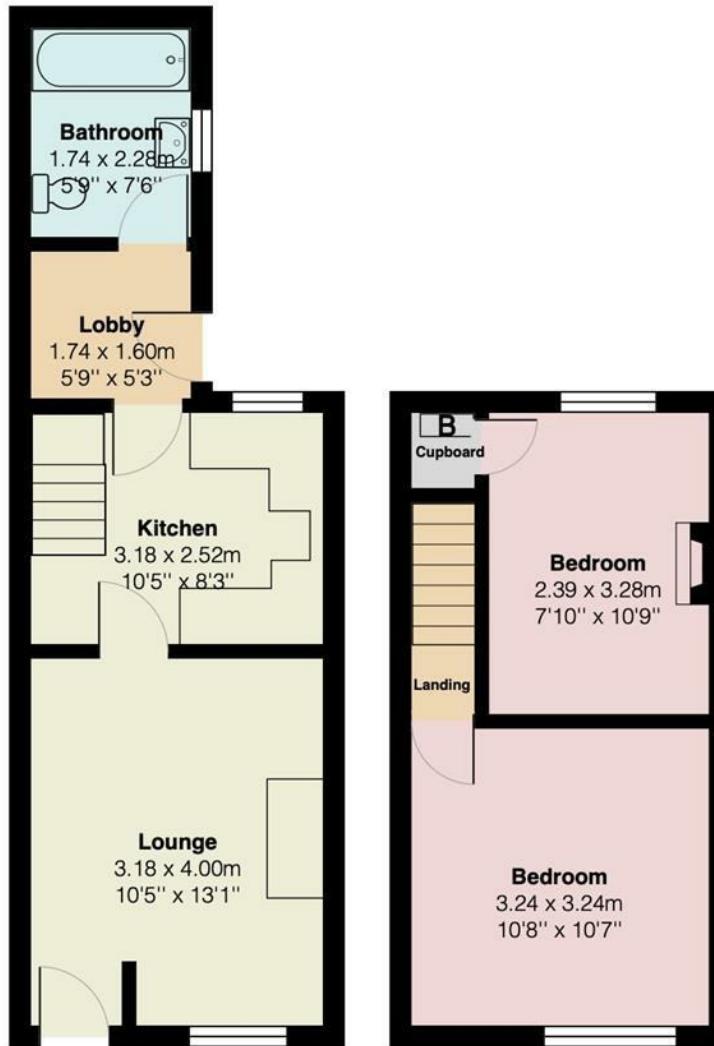
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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