





Inside The Home

Entered via a UPVC double-glazed door, the ground floor features a large open-plan living and dining area, creating a versatile and welcoming space for both relaxing and entertaining. A handy breakfast bar area adds further practicality, while ample storage helps to keep the space organised. The recently installed skaker style kitchen is fitted with a range of wall and base units, complementary butchers block wooden worktops and a selection of appliances. These include a four-ring induction hob with an oven below, along with plumbing for a washing machine and space for a fridge freezer. A UPVC double-glazed door provides access to the rear of the property.

To the first floor are two good-sized double bedrooms, a useful store cupboard housing the recently installed gas central heating boiler installed in March 2024, and a three-piece bathroom suite with complementary tiling. The property also benefits from a handy cellar room, providing valuable additional storage space.

With its generous living accommodation, recently installed kitchen and gas central heating boiler, two double bedrooms and useful cellar storage, this property would make an ideal home for a range of buyers.

Let's Take A Closer Look At The Area

Centrally located and within walking distance of Lancaster City Centre, Marsh Street offers excellent access to the wide range of amenities this vibrant city has to offer. A multitude of high street shops, restaurants, bars and supermarkets can all be found nearby, alongside a selection of highly regarded primary and secondary schools. For commuters, local bus services provide regular travel throughout the city and surrounding areas, while Lancaster railway station is approximately a 10-minute walk away, providing access to the West Coast Main Line. The M6 motorway is also easily accessible, offering convenient links further afield. This well-positioned home is not to be missed.

Let's Step Outside

Externally, on-road parking can be found to the front of the property. To the rear, a low-maintenance L shaped yard provides a useful outdoor space, ideal for potted plants, entertaining or simply enjoying a warm summer's day.

Services

The property is fitted with a modern gas central heating boiler installed in March 2024 and comes with a 10 year warranty. The property has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title Number: LA820605.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

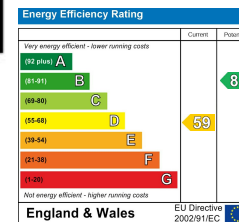
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.







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