









### **The accommodation..**

As you enter the property from the front elevation you'll be taken by the tasteful decor, the oak laminate flooring and the feature wood burning stove. The kitchen boasts wall and base units with laminate work top surfaces, a stainless steel sink and drainer and a built in electric oven and gas hob and a feature wall mounted vertical radiator. Upstairs there are two well proportioned bedrooms and a spacious, fresh, clean white bathroom suite comprising a panel bath with an overhead shower to mixer taps, a low flush WC and a pedestal wash hand basin.

### **Let's look outside..**

To the rear is a quite superb, paved and private south facing rear yard with a raised planting area and a brick built storage unit.

### **What about the location?**

Centrally located within walking distance of Lancaster City centre, Denmark Street has excellent access to the wide range of amenities this great city has to offer. With a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded primary and secondary schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 10 minute walk away, with the M6 motorway providing access further afield.

### **The situation**

The vendor has found his next home with a clear chain ahead.

### **Services**

The property is serviced with gas central heating, electricity and mains water and drainage. The Vaillant gas central heating boiler is situated in the bathroom,

### **Tenure**

The property is Freehold with title number LA650973.

### **Council Tax**

Band A via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

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

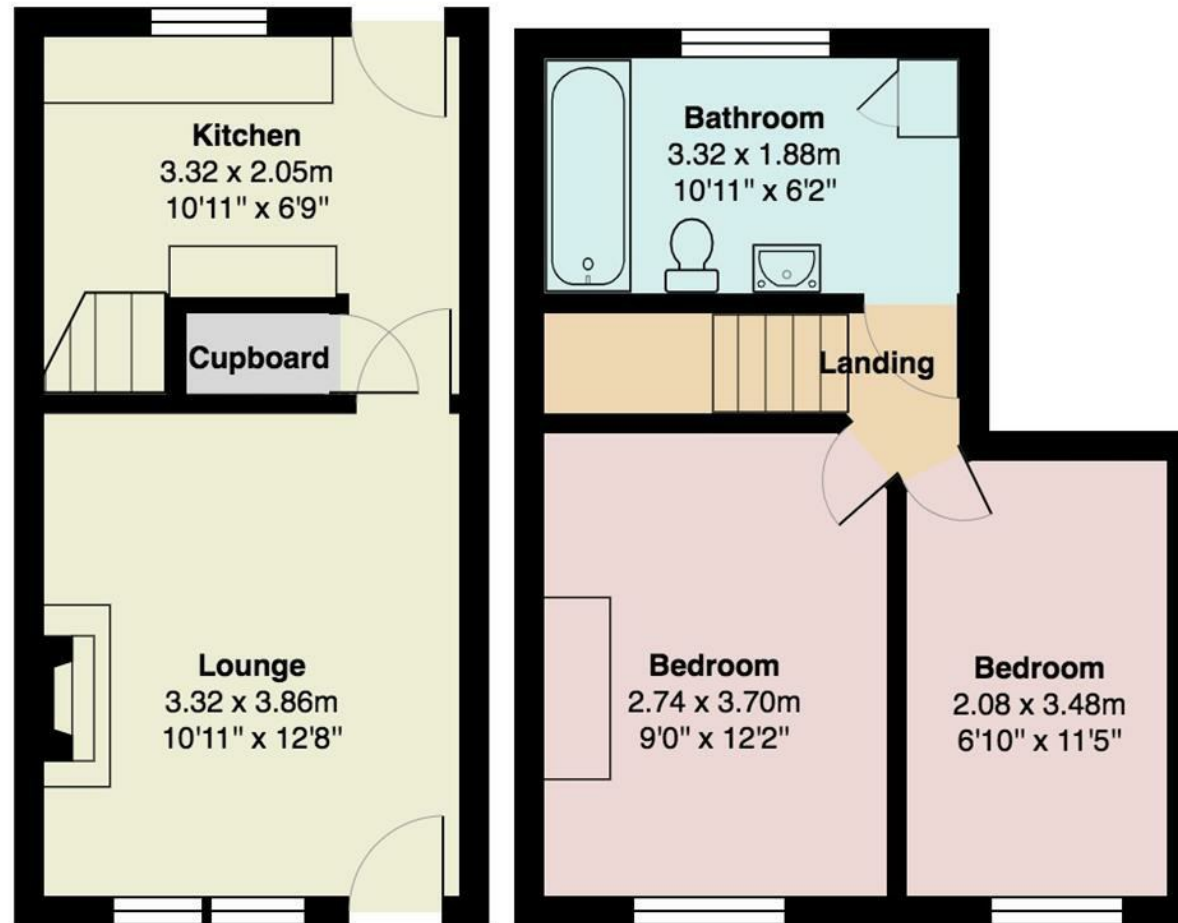
Available online - contact our office with any additional queries.











Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <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



# Your Award Winning Houseclub

