





The accommodation

This lovely bay fronted, Victorian property is accessible to the front elevation into a welcoming lounge with a second reception room and the kitchen following on. On the first floor are two well proportioned bedrooms and the family bathroom.

Lets step outside

The property boasts courtyard frontage separating you from the road and pavement and to the rear is an enclosed, low maintenance garden with gated access.

The location

A popular location, the property sits in a convenient position for access to a wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Infirmary, the university of Cumbria and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the University of Lancaster, and further afield, the M6 motorway lies just over three miles away.

Services

The property has been a successful rental property for many years and therefore comes with up to date gas and electrical certification. There is mains water and drainage.

Tenure

The property is Freehold with title number LA612724.

Council Tax

Band A via Lancaster City Council.

Viewings

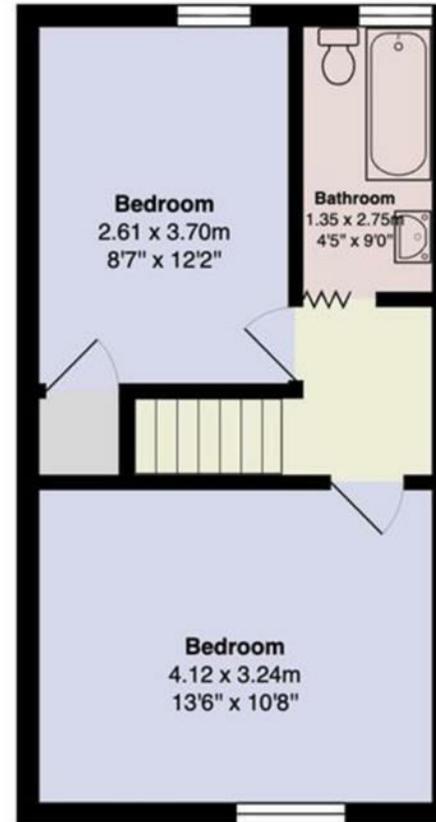
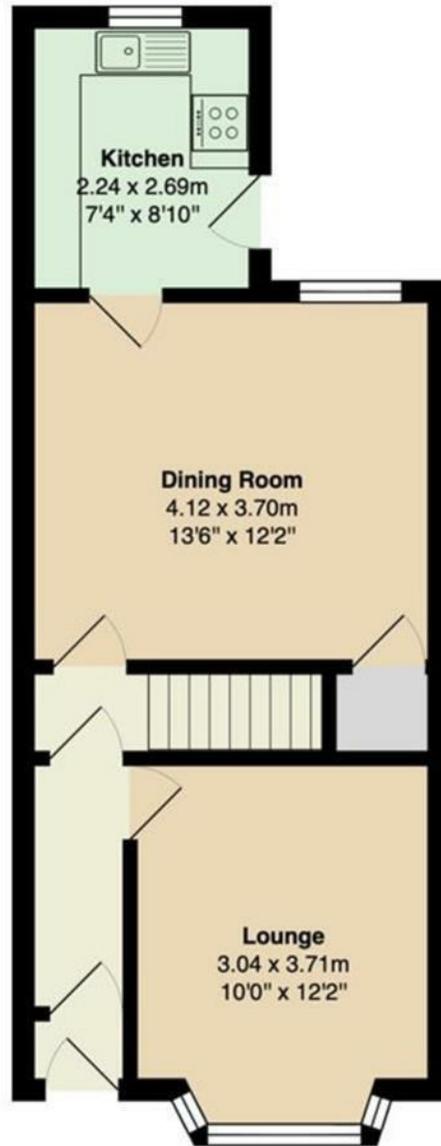
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online or by contacting the agent for further details.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		86
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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