



3 Dundee Street, Lancaster, LA1 3DS

Ideal for first time buyers and professionals, this two bedroom terraced property is in the popular and convenient Moorlands area of Lancaster. You are perfectly placed to take advantage of the vast range of shops, restaurants, pubs and attractions in Lancaster city centre, with excellent transport links for those commuting. The property is within walking distance of excellent local primary and secondary schools, plus the nearby university of Cumbria, so great for students and small families. There are green spaces nearby including Scotch Quarry and the historic Williamson's Park making it perfect for people with pets and young children.

Move in ready with modern styling and everything you need for your new home, including a contemporary upstairs bathroom and two double bedrooms, there is also ample storage with both an understairs area and solid built outhouse. The well-proportioned lounge is great for gathering friends and family, serviced by the kitchen behind. To the rear, a small yard provides safe and secure outside space that can be enjoyed during the warmer months with a gate providing access from the rear. On street parking around the property is available without permits for yourself and visitors.

A brilliant house in a popular area, it is just waiting for you to add your touches and create your new home!



Location

Located in the convenient Moorlands area of Lancaster, you are within walking distance of local schools, pubs, shops and the city centre, making it great for young professionals and students. There are green spaces nearby in the form of Scotch Quarry and Williamson's Park providing great spaces for young children and pets to enjoy. A small convenience store is located two minutes away and open until late, great for last minute shopping. There is on street parking on this road and the surrounding roads, without the need for permits so plenty of space for when you're hosting family and friends.

Living Room

12'7" x 10'10" (3.84 x 3.32)

A good sized reception room sits at the front of the property, with space for two sofas and storage solutions on the laminate floor. An external wooden door sits beside the large double glazed window on the front aspect which provides natural light from the street outside. A double panel radiator sits against the wall by the doorway to the kitchen, plus there are useful alcoves either side of the chimney breast, with one built in cupboard and a small display shelf in the sealed fireplace. A central ceiling light illuminates the room, with coving running around the perimeter of the ceiling, as a nod to the period age of the property.

Kitchen

10'10" x 9'11" (3.32 x 3.03)

A well proportioned kitchen sits at the back of the house, with a double glazed window to the rear yard and an external UPVC door providing outdoor access. Appliances include an integrated four ring gas hob with oven below, plus a sink and drainer beneath the rear window. There is space below the counter with utility points for a fridge and washing machine. There is ample storage with white over and under counter cabinetry, plus a useful understair area for additional storage with a double radiator providing warmth. The floor is a herringbone wood effect vinyl, with a white subway tile backsplash and painted walls above.

Landing

6'5" x 2'11" (1.97 x 0.91)

The first floor landing connects the two bedrooms with the bathroom, with a carpeted floor, and staircase ceiling light and small hatch providing attic access above.

Bathroom

7'1" x 5'4" (2.18 x 1.64)

A cleverly designed, contemporary bathroom sits between the two upstairs bedrooms. The bathroom features a bathtub with waterfall shower, embedded wall shower controls and a small storage alcove for toiletries. There is also a low flush toilet, floating sink and wall mounted heated towel rail. The floor and walls have been tiled with sleek black ceramic tiles to create a modern bathroom that services the house.

Bedroom 1

10'10" x 8'11" (3.32 x 2.74)

A well-proportioned double bedroom situated at the front of the property with a double glazed window on the front aspect providing natural light. Currently housing twin beds, wardrobes and drawers, there is plenty of space on the carpeted floor to create a comfortable double bedroom that can be tailored to your needs. There is a double panel radiator on the wall, with a pendant ceiling light above, completing the comfortable sleeping space.

Bedroom 2

7'10" x 7'6" (2.4 x 2.31)

A small double bedroom sits at the rear of the property, with floor space for a double bed and bedside drawer set. A single panel radiator is mounted at the foot of the bed space above the carpeted floor. A double glazed window provides natural light, with a pendant ceiling light for in the evenings. The boiler cupboard is accessed by a door leading to a storage space above the staircase. Great for use as a second bedroom, home office or hobby room depending on your needs.

Outhouse

5'4" x 2'10" (1.63 x 0.88)

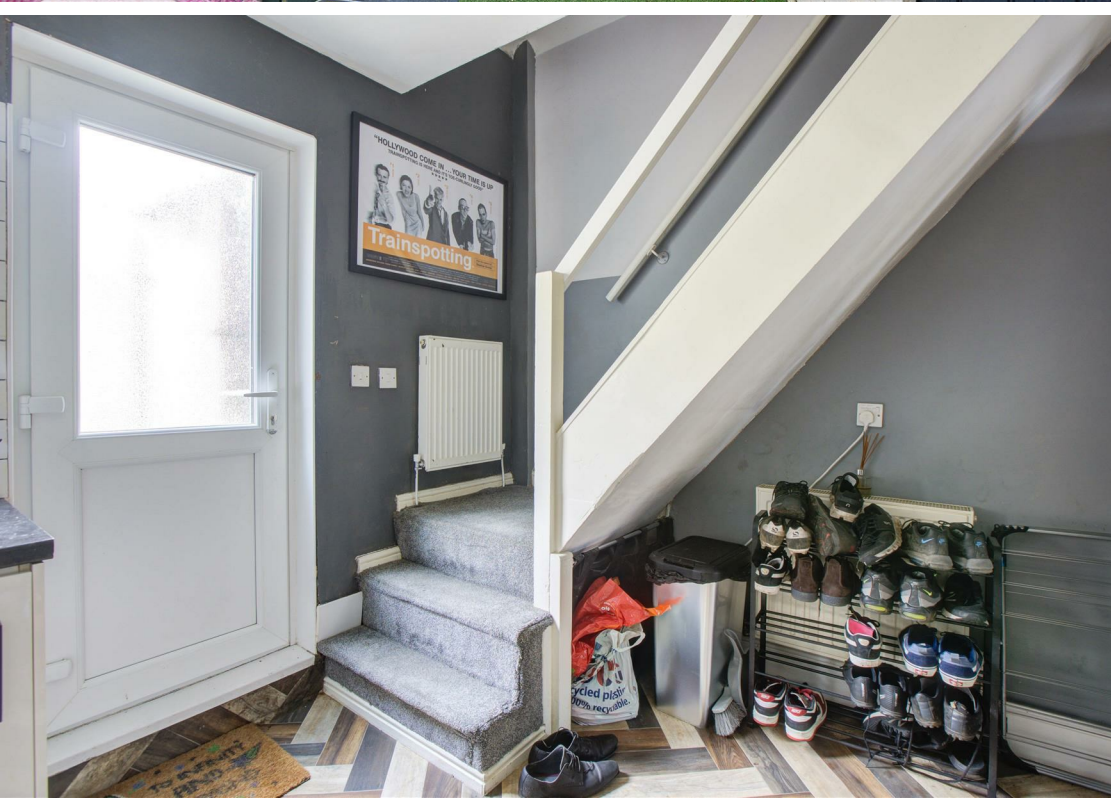
A secure, brick built outhouse with a small single glazed side window is attached to the house, with electric for appliances and ample storage space for bikes and outdoor equipment.

Exterior

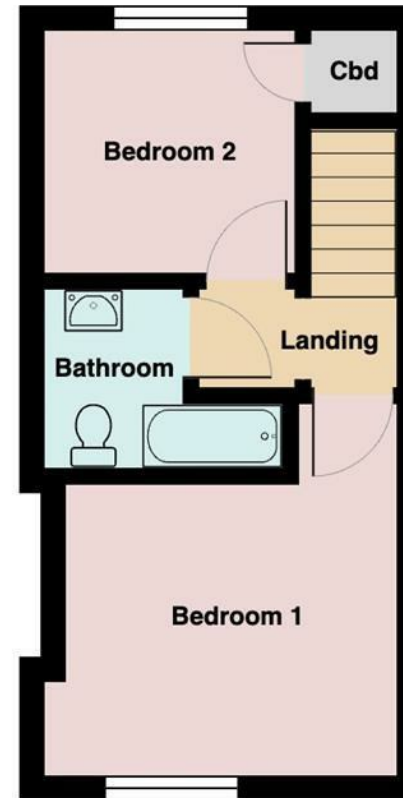
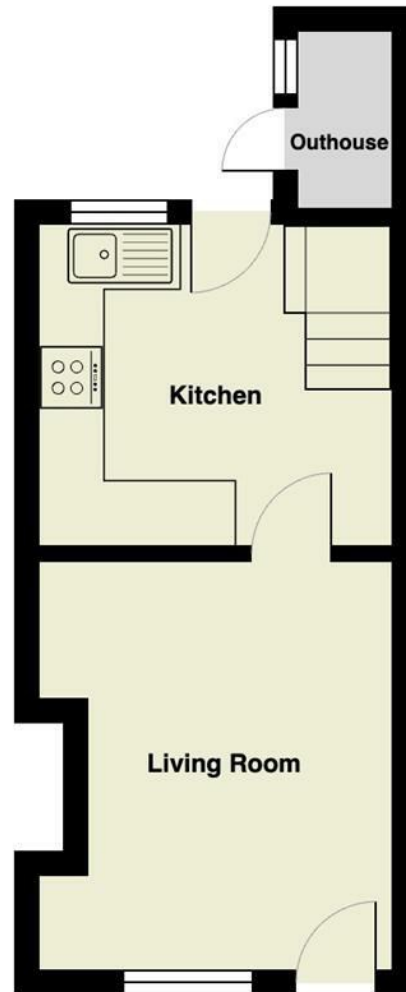
A small, practical yard sits behind the property, surrounded by stone walls with a secure rear gate to the alley behind, making it a good space for entertaining, relaxing, children and pets.

Additional Information

Freehold. Council Tax Band A.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Your Award Winning Houseclub

