



11 Broyd View
Lancaster, LA1 4WF

House - Townhouse

Offers In The Region Of
£160,000

11 Broyd View Lancaster, LA1

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Overview

- SOUTH LANCASTER
- WALKING DISTANCE TO CITY CENTRE
- DOUBLE GLAZED
- FIRST TIME BUYERS
- GREAT TRANSPORT LINKS
- CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- POTENTIAL INVESTMENT
- ALLOCATED PARKING

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01524 548888

Email: sales@mightyhouse.co.uk



Entrance

Upvc double glazed door, storage cupboard, stairs to the first floor, vinyl flooring.

Lounge

Upvc double glazed windows to the front and rear, radiator, carpeted flooring.

Kitchen

Upvc double glazed door leading to rear patio, Upvc double glazed window to the rear, a range of matching wall and base units, stainless steel circular sink and drainer, mixer tap, integrated electric oven and grill, four ring gas hob, extractor fan, integrated fridge, storage cupboard, mosaic tile splash back, tiled flooring.

Landing

Upvc double glazed window to the rear, storage cupboard over the stairs, Worcester Bosch combi boiler, radiator, carpeted flooring.

Bedroom One

Upvc double glazed window to

the front, radiator, carpeted flooring.

Bedroom Two

Upvc double glazed window to the rear, radiator, carpeted flooring.

Bathroom

Upvc double glazed window to the front, thermostatic shower over paneled bath, WC, wash basin, radiator, half tiled walls, vinyl flooring.

Outside

Parking space to the front and an enclosed low maintenance patio to the rear.

Useful Information

Council Tax Band - B - £1628.00 (2022)

EPC - D - Certificate number: 0911-2811-7936-9007-0611

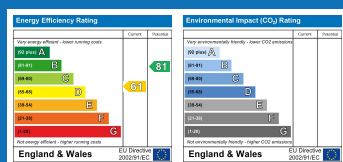
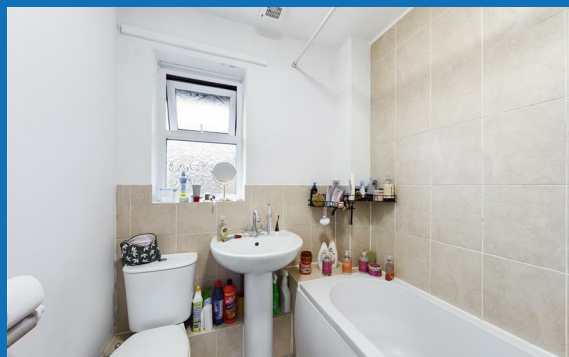
Expires 09/04/2023

Water Meter - TBC

Tenure: Freehold

Valid gas safety certificate in place

Valid EICR (electrical installation condition report) in place



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.