



3 Thirlmere Court
Lancaster, LA1 3LQ
House

Asking Price
£119,950

3 Thirlmere Court Lancaster, LA1

House



Overview

- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- REAR GARDEN
- FIRST TIME BUYER
- POPULAR SOUTH LANCASTER LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- ALLOCATED PARKING SPACE
- WONDERFUL FAMILY HOME
- CLOSE TO CITY CENTRE
- GOOD LOCAL SCHOOLING AND AMENITIES

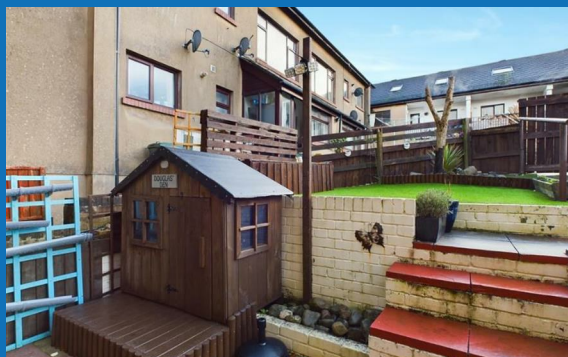
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Entrance Vestibule

Wood effect tiled floor, coat and boot space and door to the lounge.

Lounge

Double glazed window to the front, feature a wood surround fireplace with inset coal effect electric fire, carpeted floor, radiator.

Inner Hallway

Double-glazed door to the garden, laminate floor, radiator, stairs to the first floor and storage space.

Kitchen/Diner

Double-glazed window to the rear, range of high gloss cabinets with complimentary work surfaces, four ring gas hob, extractor hood and electric oven, plumbing for washing machine and space for dryer, Ideal combi boiler, stainless steel sink, tiled floor, radiator, dining area and understairs storage,

First Floor Landing

Built-in lined cupboard and carpeted floor.

Bedroom One

Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Two

Double-glazed window to the front, carpeted floor, radiator.

Bedroom Three

Double-glazed window to the front,

built-in wardrobes, carpeted floor, radiator.

Bathroom

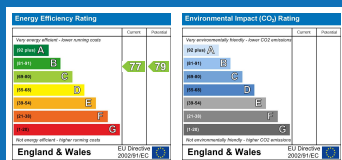
Double-glazed frosted window to the rear, panelled bath with shower attachment, wash hand basin, vinyl floor, radiator, W.C.

Outside

Artificial lawn and seating area to the front. Tiered garden to the rear with rockeries, artificial lawn areas and a gate to access the rear with an allocated parking space.

Useful Information

Tenure Leasehold 999 yrs from 1989. Ends 2988. 964 yrs remaining
Ground Rent is £100.00 per annum.
Service Charge £60.00 per month including building Insurance
Council Tax Band (A) £1438.42
New windows throughout in 2018
New carpets throughout.
New porch and door to the lounge.
New boiler 2021



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.