



16 Toll Bar Waters
Lancaster, LA2 7DD

Bungalow - Lodge

Auction Guide

£100,000

16 Toll Bar Waters Lancaster, LA2

Bungalow - Lodge



Overview

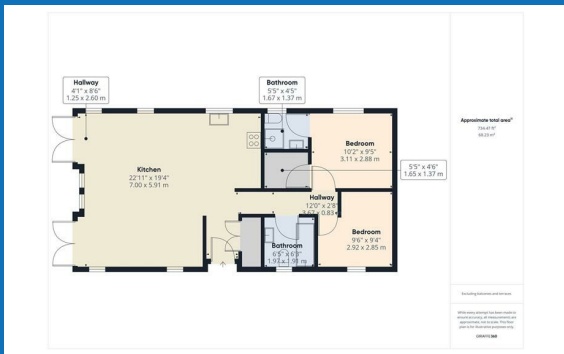
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Entrance Hallway

Utility room with washer/dryer, combi boiler and storage space, radiator.

Open Plan Lounge/Diner/ Kitchen

Kitchen area with a range of matching wall and base units finished in a light grey, integrated fridge/freezer and dishwasher, built-in electric oven and microwave, four ring gas hob and extractor hood, composite sink, breakfast bar and stools and wood effect laminate floor. Lounge with two settees and coffee table, feature electric fire, double glazed patio doors leading to the patio, radiator and carpeted floor. Dining area with table and chairs for six people and double-glazed patio doors to the patio area.

Inner Hallway

Access to the loft space, carpeted floor and radiator.

Bedroom One

Double-glazed window to the rear, double bed with side tables, dressing table, carpeted floor, radiator and door to the dressing room.

Dressing Room

Walk-in dressing room and wardrobe, chest of draws and storage space.

En-Suite Shower Room

Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

Bedroom Two

Double-glazed window to the front, two single beds, wardrobe, side tables, carpeted floor, radiator.

Bathroom

Double-glazed frosted window to the front, bath with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, tractor fan, vinyl floor, W.C.

Outside

Parking for two cars, water tap, under Lodge storage space, electric power socket, sheds allowed.

Useful Information

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.

Leasehold 999 Years

This is a 12-month license site for purely recreational purposes only. You MUST have a registered address elsewhere.

Site fees are £3,000 per annum, paid in two instalments.

Mains Gas

Pet Friendly

BS3632 registered

Canexel exterior which is self-cleaning.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
B	C	C	B
C	D	B	A
D	E	A	A
E	F	A	A
F	G	A	A
G	G	A	A



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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.