



60, Lincoln Road  
Lancaster, LA1 5DN

House - Semi-Detached

Price Guide

£260,000

# 60, Lincoln Road Lancaster, LA1

House - Semi-Detached



## Overview

- NO CHAIN
- THREE BEDROOMS
- FULLY ENCLOSED SOUTH FACING REAR GARDEN
- WITHIN WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION
- NEW ROOF IN 2020
- SEMI DETACHED
- TWO OPEN PLAN RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXCELLENT LOCAL SCHOOLING

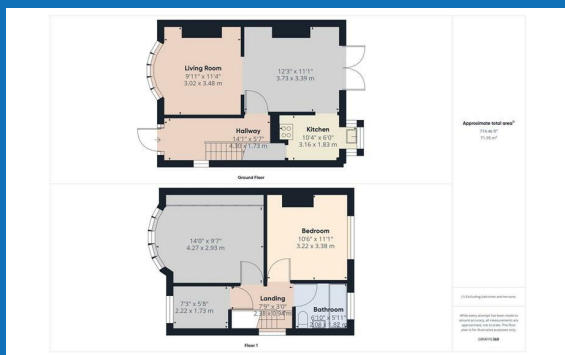
## Selling your home?

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### Entrance Hallway

Stairs to the first floor, window to the side, understairs storage cupboard, laminate floor, radiator.

### Open Plan Lounge

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

### Dining Room

Double-glazed patio doors to the garden, carpeted floor, radiator.

### Kitchen

Double-glazed window to rear, range of matching wall and base units, stainless steel sink, plumbing for washing machine, free-standing gas cooker, larder store, Baxi combi boiler, integrated fridge, laminate floor.

### First Floor Landing

Double-glazed window to side, carpeted floor.

### Bedroom One

Double-glazed bay window to front, range of fitted wardrobes, carpeted floor, radiator.

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

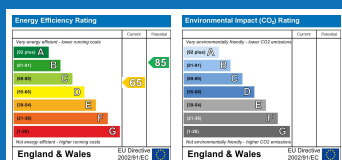
Double-glazed frosted window to rear, panelled bath, wash hand basin, heated towel rail, vinyl floor, access to the loft, W.C.

### Outside

Various patio areas, wood storage shed, gate to access road and raised flower beds.

### Useful Information

Tenure Freehold  
Council Tax Band ( B )  
£1756.26  
No Onward Chain  
The property has had a new roof in 2020  
Re-wired in 2009  
New boiler and central heating in 2020  
New patio doors to the rear.



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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.