



44, Atherton Road
Lancaster, LA1 5SP

House - Mid Terrace

Price Guide

£165,000

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Overview

- NO CHAIN
- SUN ROOM
- FIRST TIME BUYERS HOME
- CUL-DE-SAC POSITION
- OFF ROAD PSARKING AND VISITOR PARKING
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- GREAT INVESTMENT FOR A BUY TO LET
- WITHIN WALKING DISTANCE TO THE TRAIN STATION
- QUAIN T REAR GARDEN

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Entrance Hallway

Tiled floor, radiator, storage cupboard housing the consumer unit, space for dryer and fridge/freezer.

Kitchen

Double-glazed window to the front, range of matching cabinets finished in a high gloss cream, four-ring gas hob and extractor hood, electric oven, stainless steel sink, plumbing for washing machine, cupboard housing Ideal combi boiler, cold water inlet for dishwasher, tiled floor, radiator.

Lounge/Diner

Double-glazed sliding doors to the sun room, stairs to the first floor, radiator, tiled floor.

Sun Room

Double-glazed patio doors to the garden, tiled floor.

First Floor Landing

Access to the loft.

Bedroom One

Double-glazed window to the

front, built-in storage cupboard with hanging space, recess space for a wardrobe or dresser, carpeted floor, radiator,

Bedroom Two

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

Bathroom

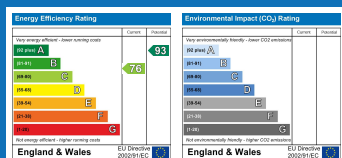
Double-glazed frosted window to the rear, panelled bath with thermostatic shower, wash hand basin, extractor fan, vinyl floor, radiator, W.C.

Outside

Off-road parking to the front and additional visitor parking. Fully enclosed rear garden with a brick feature wall, lawn and patio area, gate to access road and storage shed with power and light.

Useful Information

Tenure Freehold
Council Tax Band (A)
£1505.37
Fibre to home super fast broadband



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.