

41 Avondale Road  
Lancaster, LA1 4BZ

House - Mid Terrace

Price Guide

£210,000

# 41 Avondale Road Lancaster, LA1

House - Mid Terrace



## Overview

- TRADITIONAL TERRACE
- TWO OPEN PLAN RECEPTION ROOMS
- BEAUTIFUL KITCHEN & BATHROOM
- NEW CENTRAL HEATING SYSTEM AND RE-WIRE
- EXCELLENT LOCAL AMENITIES
- THREE BEDROOMS
- WOOD BURNING STOVE
- COMPLETE REFURBISHMENT THROUGHOUT
- POPULAR AREA OF BOWERHAM
- WITHIN WALKING DISTANCE TO WILLIAMSON PARK

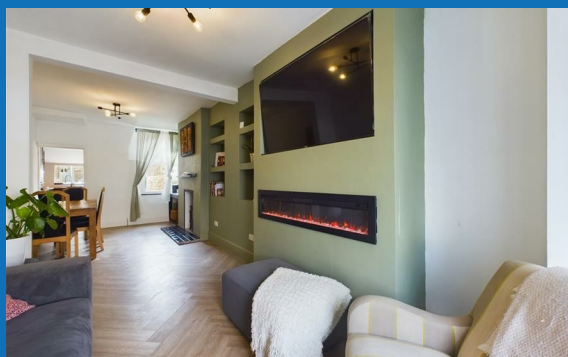
## Selling your home?

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**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Hallway

Stairs to the first floor, laminate floor.

### Open Plan Lounge/Dining Room

Double-glazed bay window to the front, flame effect inset electric fire which is part of a media wall, panelled wall, laminate floor, dining room with feature fireplace with inset wood burner set on a tiled hearth, wood store and double-glazed window to the rear.

### Kitchen

Double glazed windows to the rear and side, a range of crafted matching wall and base units with complimentary wood work surfaces, wine rack, free-standing island with under storage and wood work surface, composite sink, integrated fridge/freezer, washing machine and dishwasher, four ring gas hob and extractor hood, integrated electric oven and microwave, cupboard housing Worcester combi boiler, walk-in larder and storage cupboard, double glazed door to the yard.

### First Floor Landing

Access to the loft which is boarded, walk-in storage cupboard.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

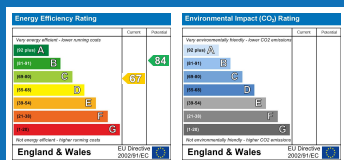
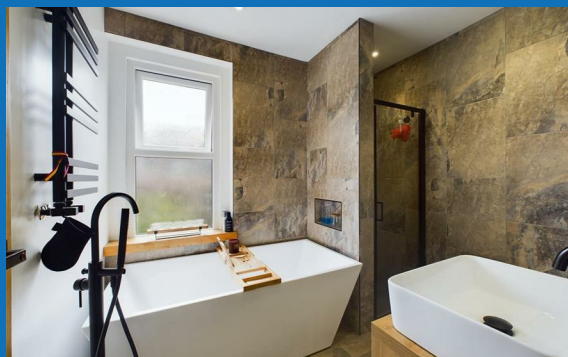
Double-glazed frosted window to the rear, free-standing bathtub with a free-standing tap, shower cubicle with thermostatic shower and built-in recess shelving, vanity unit with inset wash hand basin, LED Bluetooth mirror, heated towel rail, tiled floor, W.C.

### Outside

Yard with patio area and gate to access road.

### Useful Information

Tenure Freehold  
Council Tax Band (A) £1505.37  
Full fibre-optic broadband  
Hive system for the central heating.  
A new central heating system and boiler.  
Also rewired.  
Complete refurbishment throughout with new front and back doors as well as internal doors.



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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.