



**2 Mulberry Cottages
Lancaster, LA2 0RN**

House - Mid Terrace

Price Guide

£180,000

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Overview

- NO CHAIN
- COURTYARD SETTING
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- VILLAGE SETTING
- CHARMING COTTAGE
- TWO DOUBLE BEDROOMS
- PARKING AND VISITOR PARKING
- CANAL WALKS
- GREAT INVESTMENT FOR A BUY TO LET OR FIRST TIME BUYERS HOME

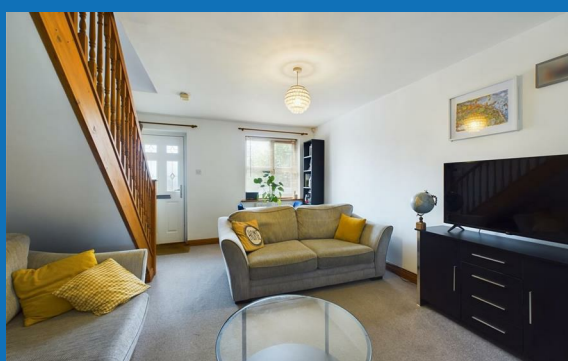
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Lounge/Diner

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

Kitchen

Double-glazed window to the rear, range of matching wall and base units, breakfast bar, four-ring gas hob and extractor hood, electric oven, plumbing for washing machine, cupboard housing Valliant combi boiler, integrated fridge/freezer, vinyl floor, radiator, double glazed door to the garden.

First Floor Landing

Access to the loft.

Bedroom One

Double-glazed windows to the front, laminate floor, radiator.

Bedroom Two

Double-glazed windows to the front, built-in storage

cupboard, radiator, carpeted floor.

Bathroom

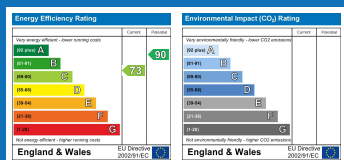
Panelled bath with thermostatic shower, wash hand basin, extractor fan, heated towel rail, tiled floor, W.C.

Outside

Off-road parking to the front and visitor parking. Fully enclosed rear garden mainly laid to lawn and patio area with gate to access the front.

Useful Information

Tenure Freehold
Council Tax Band (B)
£1756.26
No Onward Chain



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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.