



42 Ingleborough Road
Lancaster, LA1 2TE

House - Semi-Detached

Price Guide

£199,950

42 Ingleborough Road Lancaster, LA1

House - Semi-Detached



Overview

- NO CHAIN
- THREE BEDROOMS
- UTILITY ROOM
- DETACHED GARAGE
- CLOSE TO TORRISHOLME VILLAGE
- SEMI-DETACHED
- WOOD BURNING STOVE
- OFF ROAD PARKING FOR FOUR CARS
- COTTAGE GARDEN
- GOOD ACCESS TO LANCASTER & MORECAMBE COLLEGE

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Entrance Hallway

Stairs to the first floor, understairs storage cupboard, carpeted floor, radiator.

Lounge

Dual aspect with double-glazed windows to front and rear, wood surround fireplace with inset multi-fuel stove, picture rail, carpeted floor, radiator.

Kitchen/Diner

Double-glazed windows to the side and rear, a range of matching wall and base units, stainless steel sink, free-standing electric cooker, plumbing for washing machine, fridge and freezer, vinyl floor, radiator, door to the utility room, cupboard housing consumer unit.

Utility Room

Double-glazed windows and door to the garden, storage cupboard, space for dryer, vinyl floor.

First Floor Landing

Double-glazed window to the front, access to the loft, built-in cupboard housing the combi boiler.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

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

Outside

Off-road parking to the front for four vehicles and access to the detached garage. Cottage garden to the rear with raised flower beds, greenhouse, lawn and patio areas, gate to access road and water tap.

Garage

Up and over door.

Useful Information

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	80	D	C

Energy Efficiency Rating: Based on the Energy Performance Certificate (EPC) for this property. The rating is based on the energy performance of the property, taking into account the type of construction, the quality of the insulation, the type of heating system, and the type of windows. The rating is based on the energy performance of the property, taking into account the type of construction, the quality of the insulation, the type of heating system, and the type of windows.



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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.