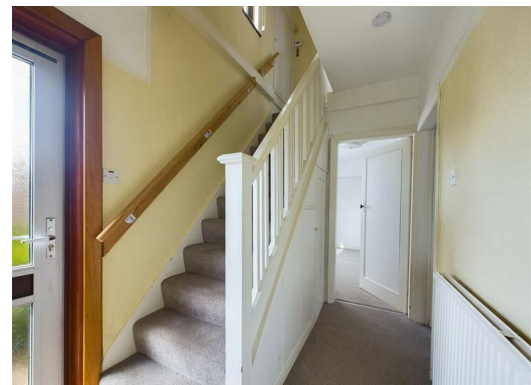




42 Ingleborough Road
Lancaster, LA1 2TE

House - Semi-Detached

Price Guide

£140,000

42 Ingleborough Road Lancaster, LA1

House - Semi-Detached

MIGHTYHOUSE
ESTATES

Overview

- IMMEDIATE EXCHANGE OF ONTRACTS AVAILABLE
- THREE BEDROOMS
- UTILITY ROOM
- DETACHED GARAGE
- CLOSE TO TORRISHOLME VILLAGE
- BEING SOLD BY SECURE SALE
- WOOD BURNING STOVE
- OFF ROAD PARKING FOR FOUR CARS
- COTTAGE GARDEN
- GOOD ACCESS TO LANCASTER & MORECAMBE COLLEGE

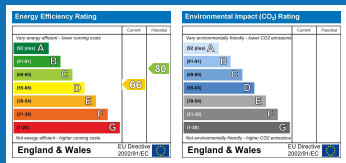
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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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01524 548888

Email: sales@mightyhouse.co.uk



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

Being Sold By Secure Auction

No Onward Chain

Tenure Freehold

Council Tax Band (B) £1756.26

[Auctioneers Additional Comments](#)

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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Phone: 01524 548888
www.mightyhouse.co.uk

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.