

26 Vincent Street  
Lancaster, LA1 3BA

House - Mid Terrace

Price Guide

£170,000

# 26 Vincent Street Lancaster, LA1

House - Mid Terrace

**MIGHTYHOUSE**  
ESTATES

## Overview

- EXTENDED
- TWO BEDROOMS
- WELL EQUIPED MODERN KITCHEN
- GREAT INVESTMENT FOR A BUY-TO-LET
- WITHIN WALKING DISTANCE TO THE CITY CENTRE
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING AREAS
- BRAND NEW ROOF FITTED
- FIRST TIME BUYERS HOME
- NO CHAIN

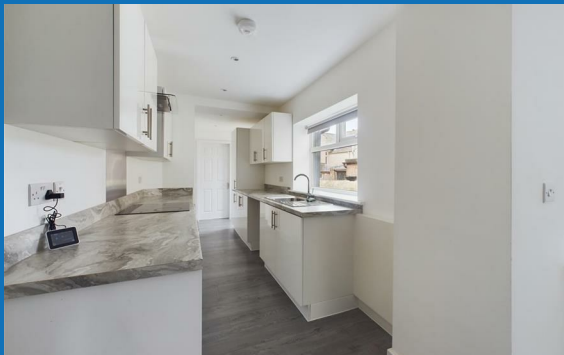
## Selling your home?

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



**Entrance Vestibule**  
Door to the hallway.

**Hallway**  
Stairs to the first floor, laminate floor.

**Open Plan Lounge**  
Double-glazed window to the front, wood surround fireplace, cupboard housing gas meter, laminate floor, radiator.

**Dining Room**  
Double-glazed window to the rear, understairs storage space, laminate floor, radiator.

**Kitchen**  
Double-glazed window to the side, range of matching wall and base units, space for fridge/freezer, four plate electric hob, extractor hood and electric oven, plumbing for washing machine, stainless steel sink, space for dryer, cupboard housing the combi boiler, double glazed door to the yard and door to the cloakroom.

**Cloakroom**  
Double-glazed frosted window

to the side, wash hand basin, heated towel rail, tiled floor, W.C. There is also enough space to put in a shower if required.

**First Floor Landing**

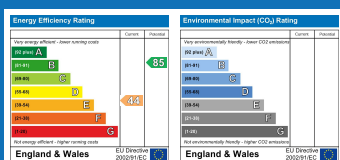
**Bedroom One**  
Double-glazed window to the front, carpeted floor, radiator.

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

**Bathroom**  
Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, panelled bath, heated towel rail, extractor fan, tiled floor, W.C.

**Outside**  
Patio area, gate to access road.

**Useful Information**  
Tenure Freehold  
Council Tax Band (A)  
£1505.37  
Currently let for £750.00 per calendar month on a monthly rolling contract.



**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.