

37 Norfolk Street, Lancaster, LA1 2BP



£105,000

Unlock the potential of this two-bedroom terraced house, set over three floors and offering a perfect canvas for customisation. Located within walking distance of the city centre, this property is an excellent opportunity for investors or first-time buyers looking to make their mark on their new home.

Key Features:

Two Spacious Bedrooms: Well-proportioned rooms distributed over multiple floors, providing privacy and space.

In Need of Modernisation: Offers the perfect opportunity for buyers looking to add personal touches and increase the value.

Three-Story Layout: Adds character and separation of living spaces, ideal for modern urban living.

Prime Location: Situated close to the heart of the city, with easy access to shops, restaurants and entertainment.

Property Description: Step into this traditional terrace which features a practical layout that maximizes the use of space across three floors. The ground floor hosts the main living area and kitchen, providing a solid foundation for modernization. The two bedrooms and bathroom are located on the upper floors, each offering a quiet retreat from the bustling city life.

The house currently requires some updating, which presents an exciting project for those wanting to refurbish a property to their taste and specifications. Whether you're looking to create a stylish contemporary space or a cosy traditional abode, this house offers the flexibility to realize your vision.

Investment Potential: This property is particularly

appealing to buy-to-let investors seeking a property with high rental demand due to its location and layout. It's also an attractive choice for first-time buyers eager to step onto the property ladder and shape their first home.

Local Amenities and Connectivity: Enjoy the convenience of living close to the city centre, with all necessary amenities within a short walking distance. The area is well-served by public transport, making commuting and travelling around the city effortless.

Lounge

Double-glazed window to the front, wood surround fireplace with inset gas fire, laminate floor, radiator, cupboard housing gas & electric meters.

Kitchen/Diner

Double-glazed window to the rear, range of matching wall and base units, stainless steel sink, cupboard housing Worcester combi boiler, space for fridge/freezer, four ring gas hob and electric oven, extractor hood, plumbing for washing machine, stairs to the first floor, laminate floor, double glazed door to the yard.

First Floor Landing

Stairs to the second floor, radiator.

Bedroom One

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

Bathroom

Double-glazed window to the rear, panelled bath with Mira electric shower, wash hand basin, laminate floor, radiator, W.C.

Second Floor Landing

Access to the loft which is insulated but not boarded.

Bedroom Two

Double-glazed velux window, laminate floor, radiator.

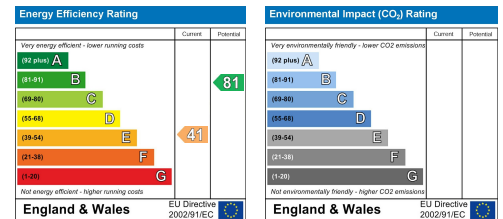
Yard

Large patio area, gate to access road.

Useful Information

Tenure Freehold

Council Tax Band (A) £1505.37





(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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