

## 19, Larchwood, Lancaster, LA1 4QG



**£160,000**

Discover the appeal of this quaint two-bedroom townhouse, ideally positioned in a peaceful cul-de-sac. This property not only offers a lovely cottage garden that adds to its charm but also boasts excellent access to nearby universities, making it a perfect choice for first-time buyers or investors looking for a promising buy-to-let opportunity.

**Key Features:**

**Two Comfortable Bedrooms:** Ideal for small families, couples, or university staff and students.  
**Cottage Garden:** Beautifully maintained, providing a serene and picturesque outdoor retreat.

**Proximity to Universities:** Excellent location for university access, appealing to academics, students, or those employed by the university.  
**Investment Potential:** An excellent buy-to-let opportunity thanks to its desirable location and appealing features and no onward chain.

**Property Description:**  
 Step into this welcoming townhouse and find a cosy, well-arranged living space that immediately feels like home. The ground floor hosts a spacious living room that flows seamlessly into the dining area, perfect for entertaining guests. The kitchen is fully equipped with modern appliances and overlooks the charming garden.

Upstairs, two bedrooms offer peaceful retreats with views of the front garden. The bathroom is well-appointed with contemporary fixtures and fittings.

**Location Benefits:**  
 Located within easy reach of the city's universities, this townhouse is ideally suited for those within the

academic community or families looking to benefit from the tranquillity of a cul-de-sac setting while remaining close to city amenities.

**Ideal for:**

First-time homebuyers looking for a manageable and charming property. Investors seeking a property with high rental demand due to its proximity to universities. University staff or students looking for convenient living close to campus.

**Entrance Hallway**

Parquet flooring, consumer unit and door to the lounge.

**Lounge**



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

**Kitchen**



Double-glazed window to the rear, range of matching wall and base units, four-ring gas hob and extractor hood, electric oven, stainless steel sink, plumbing for washing machine, understairs pantry, space for fridge/freezer, breakfast bar, space for dryer, double-glazed door to the garden.

**First Floor Landing**

Double-glazed window to the rear,

access to the loft which is partially boarded with a pull-down ladder, storage cupboard housing the Ideal combi boiler.

**Bedroom One**



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

**Bedroom Two**



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

**Bathroom**



Double-glazed frosted window to the

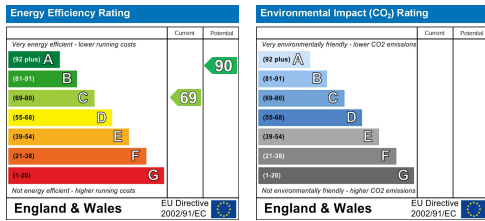
rear, bath with thermostatic shower, wash hand basin, heated towel rail, tiled floor, extractor fan, W.C.

### Outside

Off-road parking to the front and a small hedged garden. Fully enclosed cottage garden with a beautiful array of flowers, shrubs and trees, wood storage shed, patio area and water tap.

### Useful Information

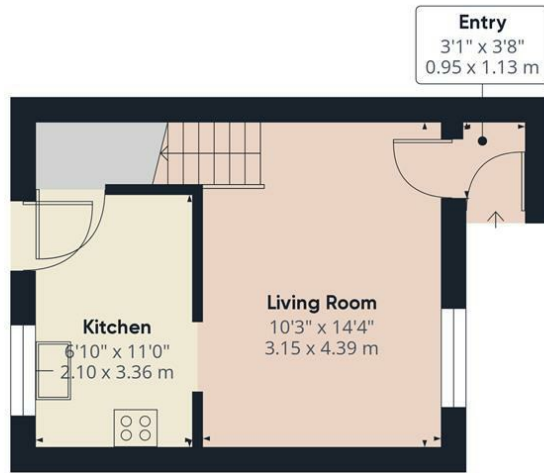
Tenure Freehold  
 Council Tax Band ( B ) £1756.26  
 No Chain



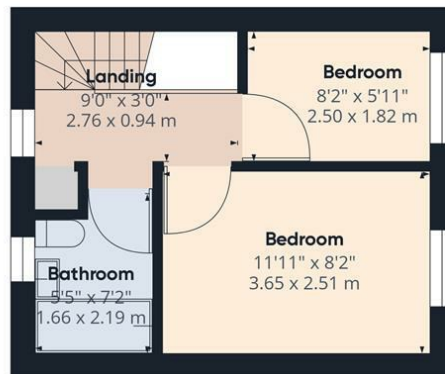
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

486.1 ft<sup>2</sup>  
45.16 m<sup>2</sup>

(1) Excluding balconies and terraces.

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

Calculations are based on RICS IPMS 3C standard.

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