

50 Perth Street, Lancaster, LA1 3DR



£150,000

Welcome to this charming two-bedroom mid-terrace property, meticulously maintained and exuding warmth and character throughout. Nestled in a desirable location, this home presents an ideal opportunity for first-time buyers eager to step onto the property ladder or savvy investors seeking a promising buy-to-let venture.

Upon entering, you are greeted by a welcoming ambience and tasteful decor, showcasing the care and attention to detail that has been lavished upon this residence. The interior boasts a harmonious blend of modern conveniences and classic charm, creating a comfortable and inviting lounge and a well-equipped kitchen where culinary enthusiasts will delight in creating delicious meals, with storage space and modern appliances. Adjacent to the kitchen is a utility area and the bathroom.

Conveniently located to Lancaster City centre, schools, and transport links, this property offers both comfort and convenience. With its immaculate presentation and prime location, this two-bedroom mid-terrace property is truly a gem not to be missed. Whether you're embarking on your homeownership journey or seeking a lucrative investment opportunity.

Entrance Vestibule

Door to lounge.

Lounge



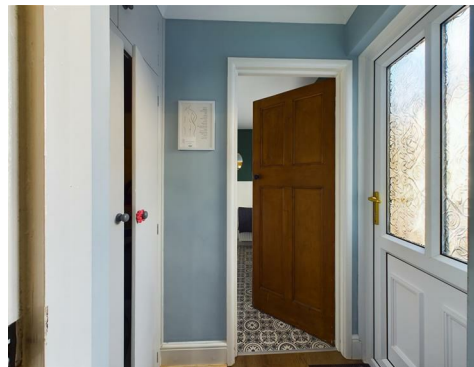
Double-glazed window to the front, wood surround fireplace with inset coal effect gas fire, original built-in cupboard housing gas & electric meters, wooden sliding doors leading to the kitchen, laminate floor, radiator.

Kitchen/Diner



Double-glazed window to the rear, range of beautifully crafted cabinets, composite sink, four-ring gas hob and electric oven, extractor hood, stairs to the first floor, space for table and chairs, laminate floor, radiator.

Utility Area



Double glazed door to the yard, built-in cupboard with plumbing for washing machine and space for dryer, laminate floor, door to the bathroom.

Bathroom



Double-glazed frosted window to the side, panelled bath with electric shower, wooden vanity unit with inset wash hand basin, extractor fan, tiled effect vinyl floor, W.C.

First Floor

Access to the loft, which is boarded with a pull-down ladder and light.

Bedroom One



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

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator and cupboard housing the combi boiler.

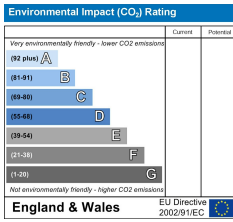
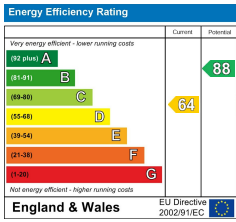
Outside

Patio area and gate to access road.

Useful Information

Tenure Freehold

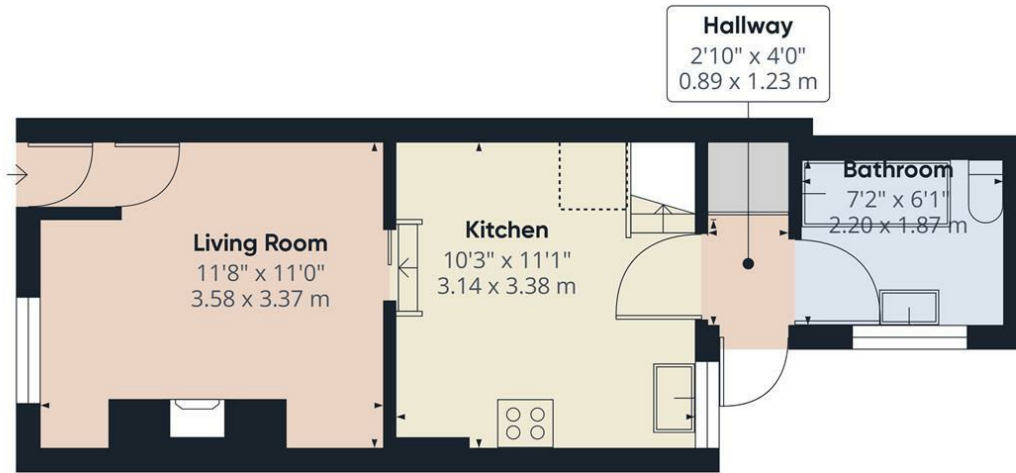
Council Tax Band (A) £1505.37



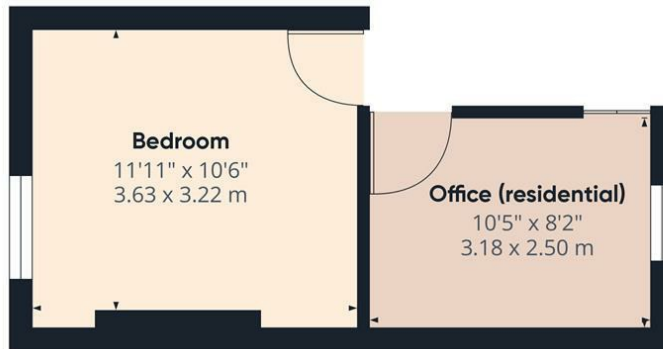
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

517.85 ft²
48.11 m²

Reduced headroom

5.38 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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