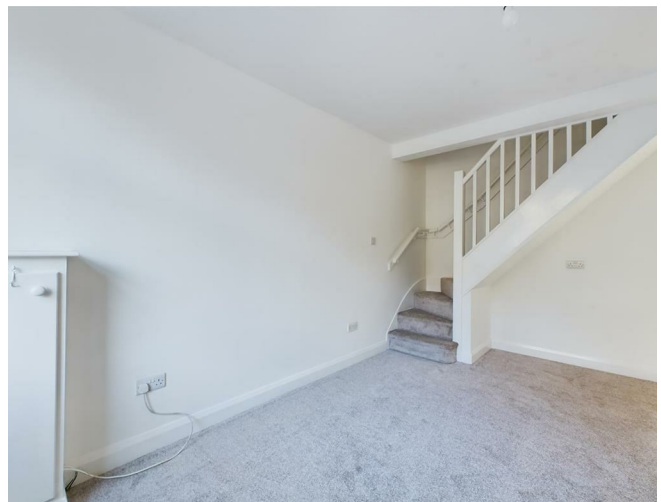


44 Denmark Street, Lancaster, LA1 5LY



£145,000

Step into this beautifully presented two-bedroom mid-terrace property, ideally located close to Lancaster's train station and within walking distance of the city centre. This charming home is perfect for first-time buyers or investors seeking a property with proven income potential and a strong letting history.

Freshly redecorated with new carpets throughout, the property feels bright and welcoming from the moment you enter. The lounge offers a versatile space, perfect for relaxing, and has room for a dining table, making it ideal for entertaining or everyday living. The generous kitchen is well-designed for cooking, and the spacious bathroom provides practicality and convenience.

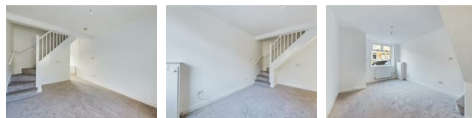
To the rear, a low-maintenance yard offers the perfect spot for relaxing outdoors. With its blend of convenience and charm, 44 Denmark Street is a standout opportunity for buyers and investors alike.

A short walk will take you into the city centre which offers a great choice of high street shops, fabulous restaurants and a local market. Lancaster railway station is also within walking distance.

This is a popular location for those who work at hospitals and universities and has good access to the M6 for those travelling further afield.

This well-presented home sounds ready to move into and is offered with no onward chain.

Lounge



Step through the front door into the welcoming lounge featuring a large double-glazed window that floods the room with natural light. The space boasts a brand-new carpet, a sizable radiator, and a meter cupboard. Stairs to the first floor lead off from the lounge, with an entryway providing access to the kitchen.

Kitchen



This modern kitchen boasts tiled flooring, a large radiator and a generous double-glazed window offering plenty of natural light and a view of the rear yard. It features a range of matching wall and base units, providing ample storage space, a tiled backsplash and includes under-counter areas for a washing machine and fridge. There is a Lamona electric hob and oven and the back door leading directly to the rear yard.

First Floor Landing

The first-floor landing is fully carpeted and offers convenient loft access.

Bathroom



Vinyl flooring, a double-glazed frosted window to the rear, and a heated towel rail. Partially tiled walls complement the bath with an overhead shower, WC, and wash hand basin. An airing cupboard housing the boiler includes shelving for additional storage.

Bedroom One



Carpeted, large double glazed window to the front, radiator, large built in storage cupboard.

Bedroom Two



Carpeted, radiator, large double glazed window to the front.

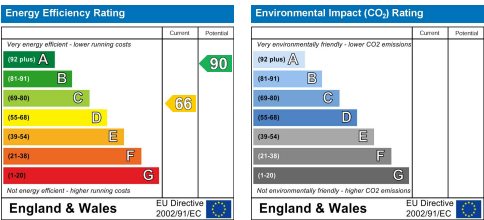
Outside



Generous sized patio, outdoor storage building, shared ginnel to rear yard from front of property.

Useful Information

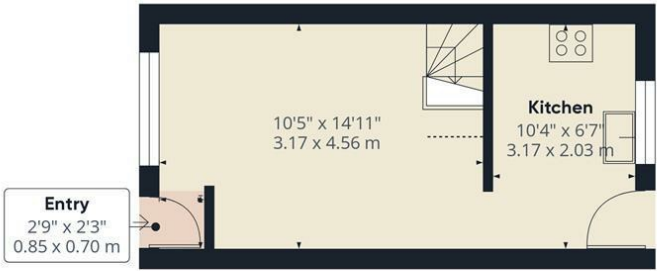
Tenure Freehold
Council Tax Band (A) - £1505.37
Brand new carpets throughout.
No onward Chain



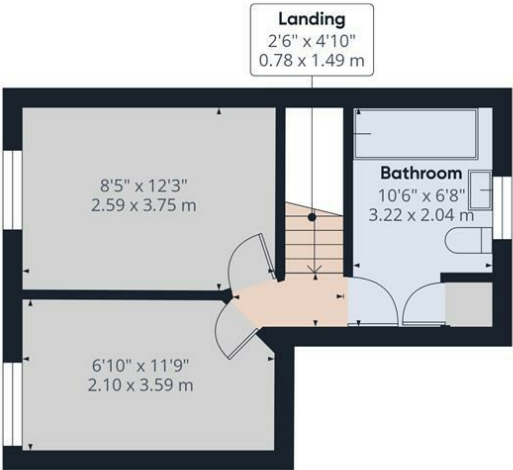
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

501.49 ft²
46.59 m²

Reduced headroom

7.76 ft²
0.72 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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