



10, Wolseley Street  
Lancaster, LA1 3PH

House - Mid Terrace

Price Guide

£170,000

# 10, Wolseley Street Lancaster, LA1

House - Mid Terrace



## Overview

- NO CHAIN
- SET OVER THREE FLOORS
- FEATURE STONE FIREPLACE
- OUTSTANDING VIEWS OVER THE CANAL
- GREAT BUY TO LET INVESTMENT
- FREEHOLD AREA OF LANCASTER
- BASEMENT CONVERSION
- TWO DOUBLE BEDROOMS
- WITHIN WALKING DISTANCE TO WILLIAMSON PARK AND THE CITY CENTRE
- FIRST TIME BUYERS HOME

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### Entrance Vestibule

Door to lounge

### Lounge

Double glazed window to the front, beautiful feature stone fireplace with an inset gas stove, wood floor, radiator and stairs to the first floor.

### Kitchen

Double glazed window to the rear with views over the canal, range of matching wall and base units, stainless steel sink, four ring gas hob and extractor hood, electric oven, cupboard housing Worcester combi boiler, space for fridge/freezer, plumbing for washing machine, vinyl floor, stairs to the lower ground floor.

### Lower Basement Hallway

Tiled floor, double-glazed door to the garden.

### Office/Utility Room/Gym

This is a very versatile room and would make a great office, gym or utility room.

Cupboard housing gas meter, radiator, space for dryer, BT connection, cupboard housing consumer unit.

### Bathroom

Double-glazed frosted window to rear, bath with thermostatic shower, heated towel rail, tiled floor, wash hand basin, W.C.

### First Floor Landing

#### Bedroom One

Double-glazed window to the front, built-in storage cupboard, carpeted floor, radiator.

#### Bedroom Two

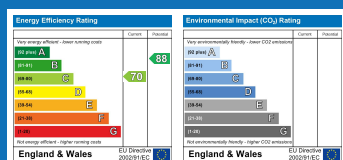
Double-glazed window to the rear with views over the canal, access to the loft which is partially boarded, carpeted floor, radiator.

### Outside

Fully enclosed pretty rear garden with glorious views over the canal, various plants and shrubs, a patio and a lawn area.

### Useful Information

Tenure Freehold  
Council Tax Band (A ) £1438.42  
No Onward Chain



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

Phone: 01524 548888

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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.