



69 Moorgate  
Lancaster, LA1 3ED

House - Mid Terrace

Price Guide

£229,000



# 69 Moorgate Lancaster, LA1

House - Mid Terrace



## Overview

- NO CHAIN
- SET OVER FOUR FLOORS
- CELLAR ROOM
- SHORT WALK TO THE CITY CENTRE
- GREAT INVESTMENT FOR A BUY TO LET
- TRADITIONAL TERRACE
- FOUR DOUBLE BEDROOMS
- WITHIN WALKING DISTANCE TO WILLIAMSON PARK
- SPACIOUS REAR GARDEN
- WONDERFUL FAMILY HOME

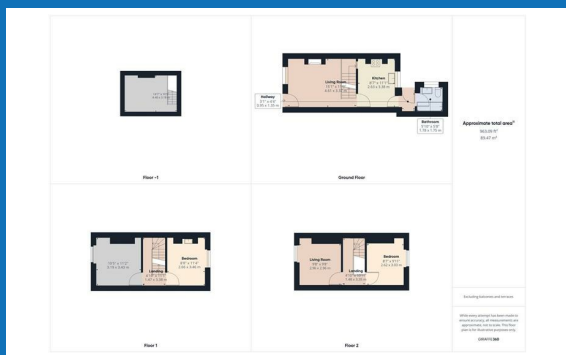
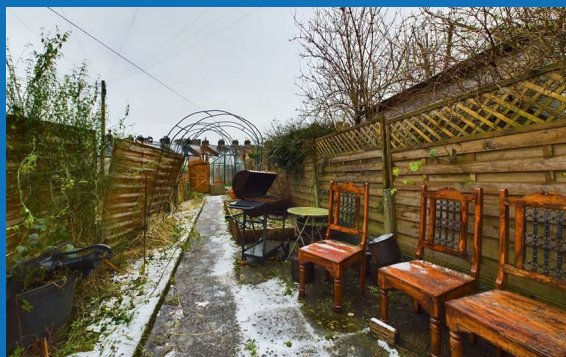
## Selling your home?

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### Lounge

Double glazed window to the front, stone surround fireplace, stairs to the first floor, laminate floor, radiator.

### Kitchen

Double-glazed window to the rear, a range of matching wall and base units, fireplace with inset four-ring gas hob, extractor hood and electric oven, stainless steel sink, space for fridge/freezer, door to the cellar, vinyl floor, radiator.

### Inner Hallway

Door to the garden, access to the loft, laminate floor.

### Bathroom

Double glazed frosted window to side, panelled bath with thermostatic shower, wash hand basin, tiled floor, radiator, extractor fan, combi boiler, W.C.

### Cellar

Good head height and great storage area, radiator, gas and electric meters.

### First Floor Landing

Stairs to the second floor.

### Bedroom One

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

### Bedroom Two

Double-glazed window to the rear, carpeted floor, radiator and wash hand basin.

### Second Floor Landing

### Bedroom Three

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

### Bedroom Four

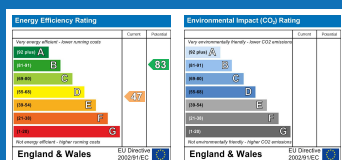
Double-glazed window to the rear, carpeted floor, radiator.

### Garden

Long rear garden mainly laid to lawn, raised flower beds, greenhouse and patio area.

### Useful Information

Tenure Freehold  
Council Tax Band ( A )  
£1438.42



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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.