



ESTATE AGENTS



- Period Mid Terrace
- Two Double Bedrooms
- Cellars
- Lounge
- Kitchen
- Bathroom
- Rear Courtyard
- No Onward Chain

49 Clarence Street  
Lancaster, LA1 3BD

£155,000

An opportunity to purchase this period mid terraced property is in need of some updating. Situated in the popular Primrose area of Lancaster, this home is close to the city centre, transport networks and Lancaster University. The accommodation, which is set over three floors, briefly comprises of a lounge and a kitchen to the ground floor. The lower ground floor comprises of two cellar chambers. To the first floor there is a double bedroom and a bathroom. The second floor has a further double bedroom. Externally there is a rear courtyard. The property has no onward chain and would be an ideal investor or first time buyer purchase.

### Ground Floor

**Entrance Vestibule** 3' 4" x 2' 8" (1.02m x 0.81m)

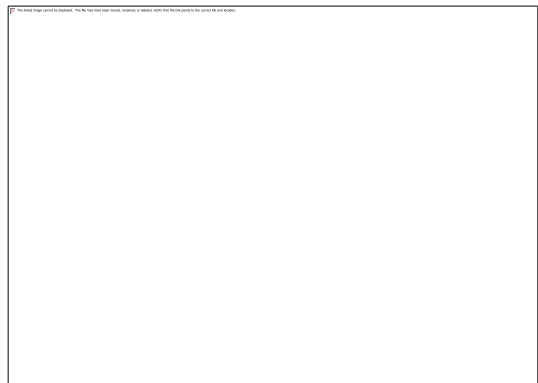
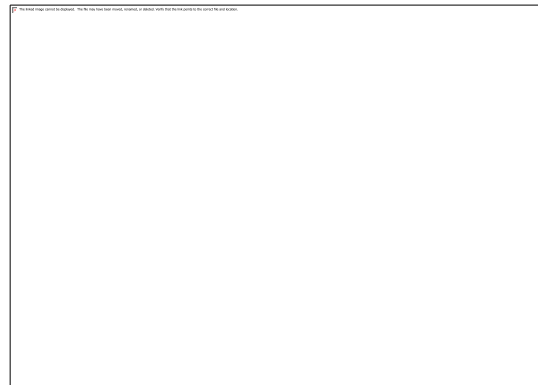
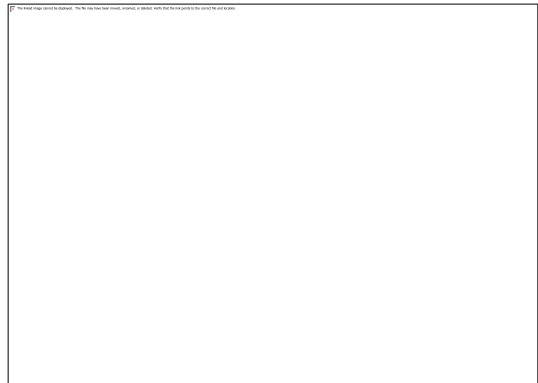
**Lounge** 12' 9" x 11' 0" (3.88m x 3.35m)  
Radiator, window to front

**Kitchen** 11' 2" x 7' 4" (3.40m x 2.23m)  
Fitted with a range of base and eye level units incorporating a sink and drainer, space for cooker, washing machine and fridge freezer, radiator, window to rear. Steps leading to lower ground floor and rear door

### Lower Ground Floor

**Chamber One** 13' 7" x 7' 5" (4.14m x 2.26m)  
Door to rear courtyard, window to rear.

**Chamber Two** 9' 3" x 6' 4" (2.82m x 1.93m)



**First floor**

**Landing**

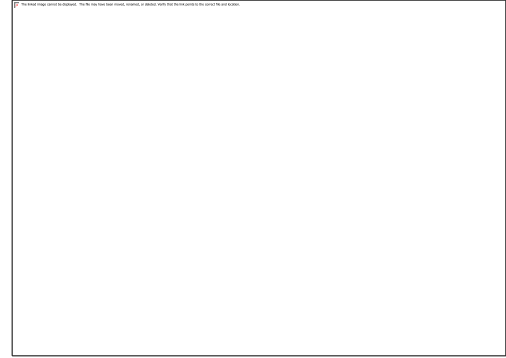
Stairs to second floor.

**Bedroom One** 11' 5" x 11' 0" (3.48m x 3.35m)

Radiator, window to front.

**Bathroom** 10' 6" x 7' 0" (3.20m x 2.13m)

Suite comprising of a low level WC, wash basin, panelled bath, radiator, window to rear.



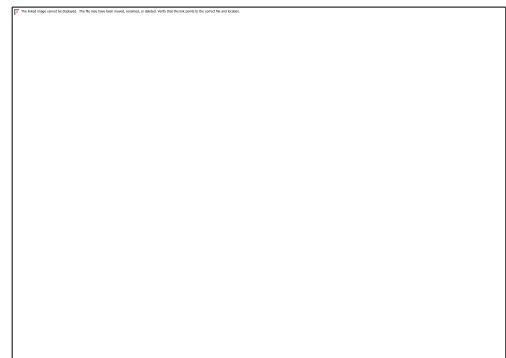
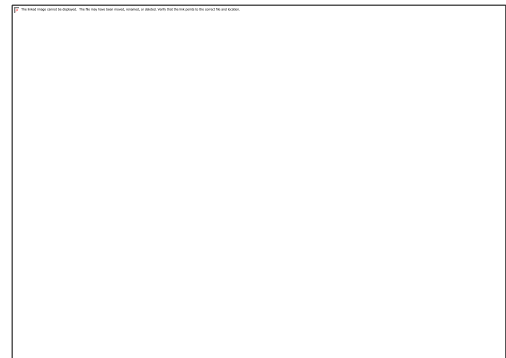
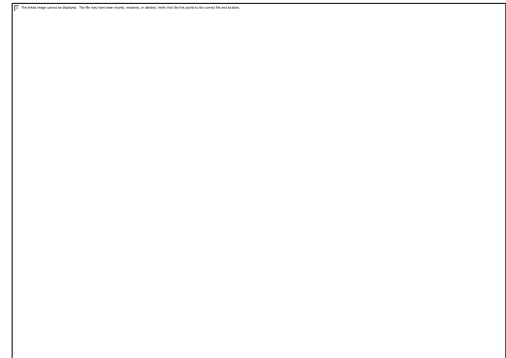
**Second Floor**

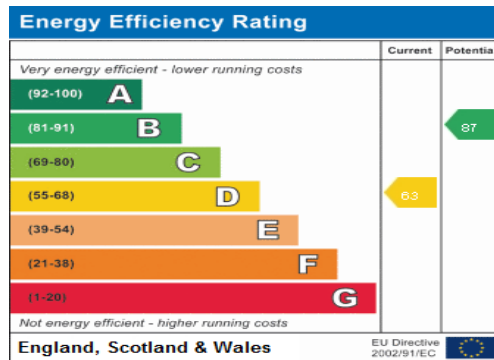
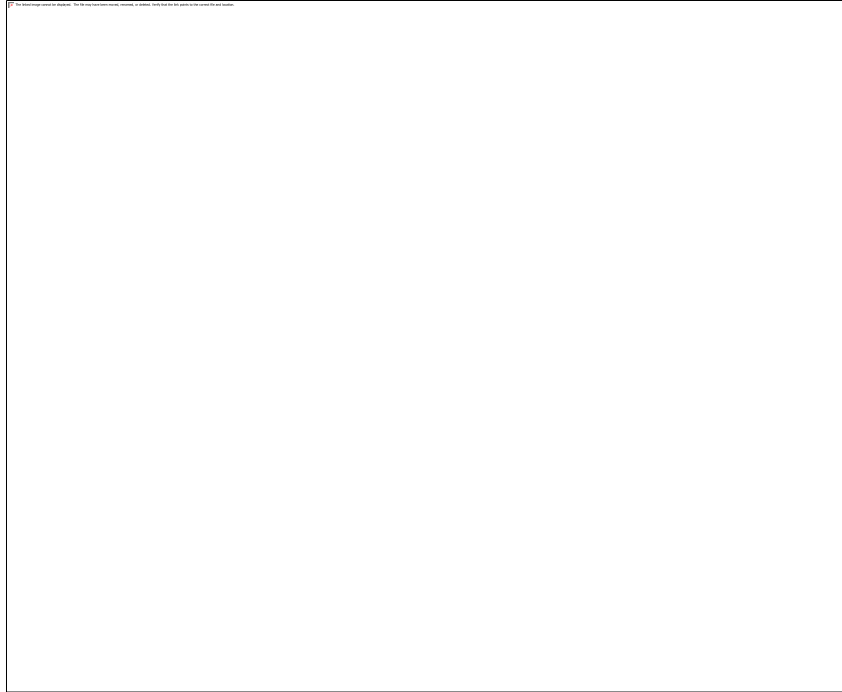
**Bedroom Two** 13' 9" x 11' 3" (4.19m x 3.43m)

Radiator, window to front.

**Externally**

Enclosed courtyard to the rear.





**Tenure:** TBC (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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Equity Living, Armit House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: [sales@equityliving.co.uk](mailto:sales@equityliving.co.uk)

[www.equityliving.co.uk](http://www.equityliving.co.uk)