



45 Ashfield Avenue, Lancaster, LA1 5EB

Welcome to Ashfield Avenue, a charming and spacious three-bedroom terrace in the heart of Lancaster. This period property though needing some TLC boasts a warm and inviting atmosphere and with its city centre location, should appeal to a wide range of buyers. As you step inside, you'll notice two very well proportioned reception rooms, a galley style kitchen which hosts the gas central heating boiler and access to a useful cellar. Upstairs, you'll find two generously sized bedrooms and the family bathroom on the first floor and a third on the second floor. Externally there is a concrete based rear yard with space for a table and chairs to enjoy the summer sun. The position of the property is ideally located close to a wealth of city centre amenities, schools, and transportation links, making daily commutes and errands very straightforward. Lancaster Train Station is a very short walk away and access to the M6 Junction 34 and the Bay Gateway Heysham M6 link road is within around two miles for the commuting professional. One of Lancaster's more popular streets and available with no upward chain - we expect a good level of interest. Contact our office to arrange your viewing appointment.



Ground Floor

Hall

Welcoming entrance hall with Victorian style floor tiles, ceiling light.

Lounge

Bay window to front aspect, feature fire place and ceiling light.

Dining Room

With a feature fire place, built in storage cupboard, window to rear aspect, ceiling light.

Kitchen

Fitted kitchen with a range of base and wall mounted units, stand alone cooker, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Door leading out to rear courtyard, window to side aspect, access down to the cellar, gas central heating boiler and ceiling light.

Cellar

Handy storage space with power and lighting.

First Floor

Bedroom One

Large double bedroom with a bay window to front aspect and ceiling light.

Bedroom Two

Double bedroom with a feature decorative fireplace, window to rear aspect and ceiling light.

Bathroom

Three piece suite comprising of a panel bath with shower over, low flush WC and wash hand basin. Window to side aspect, heater and ceiling light.

Second Floor

Bedroom Three

Third double bedroom with a dormer and window to front aspect, electric storage heater and ceiling light.

External

Rear walled courtyard garden with gated access to service lane at rear. Ideal space for table and chairs once cleared. To the front is residents permit on street parking.

Council Tax

Band C







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<small>Most energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		84	37	<small>Most environmentally friendly - lower CO₂ emissions</small> (82-91) A (69-81) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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