



4 Denny Bank, Denny Beck, Lancaster, LA2 9LS

Welcome to Denny Bank at Denny Beck in Lancaster. This spacious Victorian terrace sits within a short drive of Junction 34 of the M6 and the Bay Gateway link road and offers the perfect blank canvas for a wide range of prospective homeowners. The property is currently undergoing some remedial works including the fitting of a contemporary kitchen though there will remain plenty of scope for the new owners to add their own upgrading touches. The living accommodation comprises a welcoming entrance hallway, a spacious lounge, a versatile second reception room and the modern, newly fitted kitchen. On the first floor there are three well proportioned bedrooms and a family bathroom. Externally the property has courtyard frontage and a rear garden with a stone built storage outhouse. The property has retained some original features including wooden flooring, decorative ceiling coving and picture rails. There are also stunning countryside views. Denny Beck is within a 5-7 minute drive of Lancaster city centre and all of the associated amenities as well as being within easy reach of the popular villages of Caton and Halton and everything that they bring. The cycle track and River Lune are close by giving plenty of options for an evening stroll and the overall transport link availability from here is first class. Offered for sale with vacant possession and no upward chain, contact our office to arrange your viewing visit.



Ground Floor

Entrance Hallway

A welcoming entrance hallway with decorative ceiling coving, a double panel radiator, a ceiling light point and stairs to the first floor.

Lounge

11'11" x 12'3" (3.64 x 3.74)

A spacious lounge with a feature cast-iron fireplace with a wooden surround. Features include a uPVC double glazed window to the front, a double panel radiator ceiling downlighting, decorative ceiling coving and picture rail as well as wooden flooring and electricity points.

Dining Room

13'3" x 13'10" (4.04 x 4.24)

A versatile second reception with a tiled fireplace with a wooden surround, a ceiling light point, electricity points, an under stairs storage cupboard and a composite door to the rear.

Kitchen

6'1" x 13'3" (1.87 x 4.05)

A newly fitted kitchen with wall and base units, an electric oven and hob with an overhead extractor, a ceiling light point, a double glazed window to the rear, electricity points and meter.

First Floor

Landing

With a ceiling light point, an overhead loft access point and a fitted storage cupboard housing the hot water cylinder.

Bedroom One

9'8" x 12'3" (2.96 x 3.75)

With twin uPVC double glazed windows to the front elevation, wooden flooring, a ceiling light point, a single panel radiator and electricity points.

Bedroom Two

13'4" x 9'10" (4.07 x 3.01)

With a uPVC double glazed window to the rear with countryside views, wooden flooring, a ceiling light point, a double panel radiator and electricity points.

Bedroom Three

8'7" x 12'4" (2.63 x 3.76)

With a uPVC double glazed windows to the front elevation, wooden flooring, a ceiling light point, a single panel radiator and electricity points.

Bathroom

6'1" x 10'0" (1.87 x 3.06)

A three piece suite in white comprising a clawfoot bath, a pedestal wash hand basin and a low flush WC. There is a uPVC double glazed window to the rear, a single panel radiator and a ceiling light point.

Externally

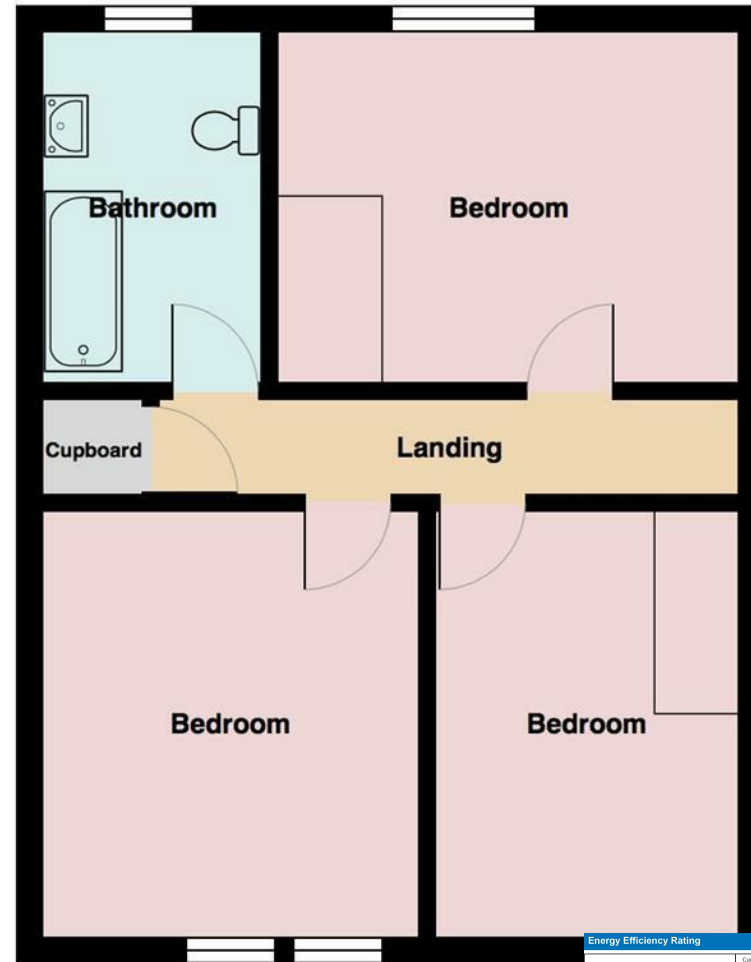
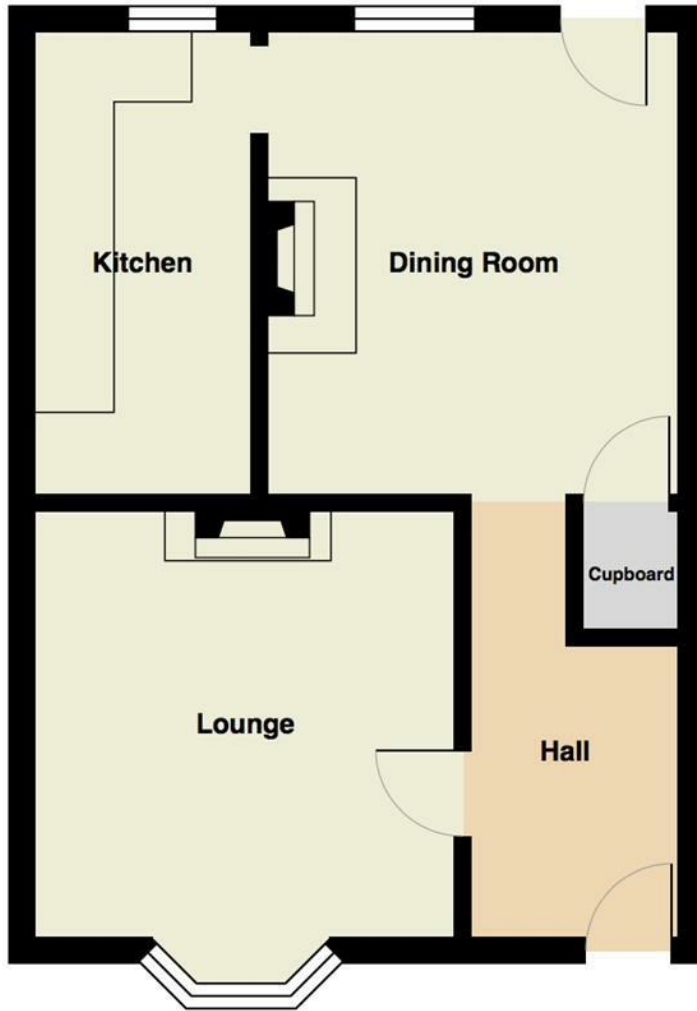
The property has courtyard frontage and a rear garden with a stone outhouse.

Council Tax

Band C







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	82-91
B	81-91	B	69-81
C	69-80	C	55-68
D	55-68	D	41-54
E	39-54	E	27-40
F	25-38	F	13-26
G	1-24	G	0-12

Energy Efficiency Rating	Current	Potential
78	52	

Environmental Impact (CO ₂) Rating	Current	Potential
78	52	

Best energy efficient - lower running costs
 Most environmentally friendly - lower CO₂ emissions
 Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
 England & Wales EU Directive 2002/91/EC

Your Award Winning Houseclub

