



26 Eastham Street, Lancaster, LA1 3AY

A two bedroom terraced house in the convenient location of Moorlands, within walking distance to local shops, pubs, eateries and the city centre. It is located in the catchment area of local primary and secondary schools, and a short walk from the University of Cumbria so ideal for students.

The property comprises of a newly decorated living room, a functional kitchen and a bright shower room to the rear of the first floor. Upstairs are two double bedrooms, with double glazed windows to the front and rear of the property. With some rooms in need of updating, this would make a fantastic first time buyers, students or young professionals house.



Location

Situated in the Moorlands area of Lancaster, with a convenience store and food outlets at the end of the street. It is within walking distance to Lancaster city centre, the University of Cumbria and local schools.

Living Room

11'1" x 9'6" (3.4 x 2.9)

A decorated living room at the front of the property with a double glazed window and modern gas wall-mounted fireplace. Herringbone pattern wood effect flooring and neutral colour palette on the walls and ceiling tie the room together. Light is provided by both wall and ceiling lights, and an external UPVC door provides access to the front.

Kitchen

11'1" x 6'9" (3.4 x 2.08)

A functional kitchen sits at the centre of the property with over and under counter units and a red tiled floor. In need of updating, it's a practical space, with units built in beneath the stairs for extra valuable storage space. There is a four ring gas hob and oven beneath. A sink and drainer with mixer tap sits below the double glazed window onto the rear yard.

Bathroom

9'8" x 5'9" (2.96 x 1.76)

A bright bathroom sits at the rear of the property, accessed via an archway off the kitchen. Featuring a large shower enclosure, a modern sink unit and a low flush toilet, with tiled walls and flooring. A frosted window to the rear yard provides natural light and there is a double radiator to provide warmth.

Bedroom 1

11'4" x 8'3" (3.46 x 2.54)

A well-sized double room sits at the front of the property with a double glazed window and double panel radiator beneath. There is ample space on top of the laminate floor for a double bed and storage in the form of wardrobes and drawers.

Bedroom 2

8'3" x 8'0" (2.54 x 2.44)

A versatile second bedroom sits at the back of the property with a double glazed window onto the rear yard. Currently used as a home gym and storage space, it has a carpeted floor and double panel radiator beneath the window. The room has a storage cupboard that houses the boiler.

Attic

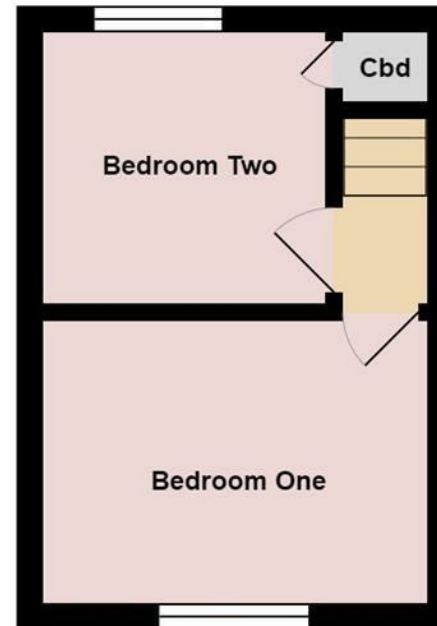
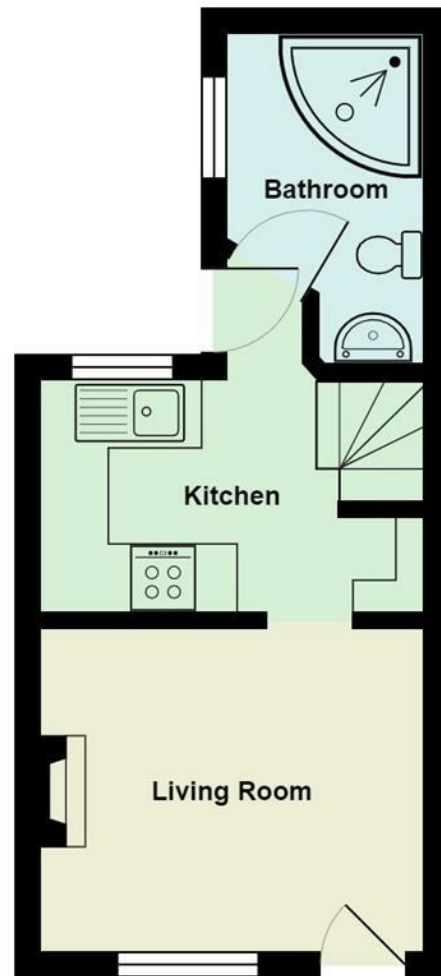
There is access to an attic space via a hatch above the stairwell.

External

The property has a rear yard, with raised plant beds against painted walls. A wrought iron rear gate provides access into the alley behind. There is on-street parking to the front of the property.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		82
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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