





## 12 Broadway, Lancaster, LA1 2BU

An ideal investment or first time buyer opportunity situated in the increasingly popular Skerton area of North Lancaster. Presenting a recently upgraded two bedroom stone built terrace, extended to the rear and with a rear courtyard. The living accommodation briefly comprises on the ground floor, a through lounge/dining room with a fitted kitchen and bathroom and to the first floor, two well proportioned bedrooms.

A convenient location, the property lies in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over three miles away.



## Ground Floor

### Living Room

**22'8" x 10'9" (6.93 x 3.3)**

Open plan living space, ideal use as a lounge diner. With windows to front and rear aspects, radiator and ceiling lights.

### Kitchen

**6'4" x 10'9" (1.94 x 3.3 )**

Fitted kitchen with a range of base and wall mounted units, plumbing for washing machine, stand alone cooker, space for fridge freezer, sink and drainer unit. Window to rear aspect, radiator and ceiling light.

### Bathroom

Three piece suite comprising of a panel bath, low flush wc and pedestal wash hand basin. Window to side aspect, radiator and ceiling light.

## First Floor

### Bedroom One

**7'4" x 10'5" max measurement (2.25 x 3.2 max measurement)**

Double bedroom with a window to front aspect, radiator and ceiling light.

### Bedroom Two

**7'1" x 11'4" max measurement (2.17 x 3.46 max measurement )**

Double bedroom with a built in cupboard, window to rear aspect, radiator and ceiling light.

## Council Tax

Band A

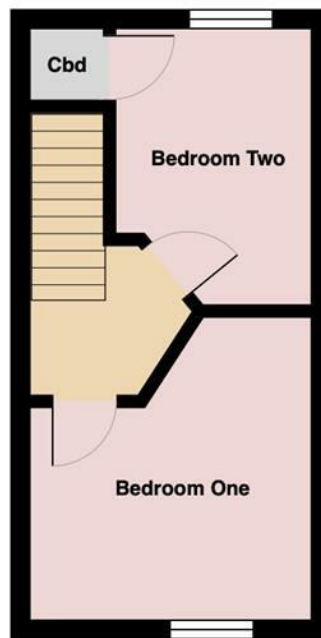
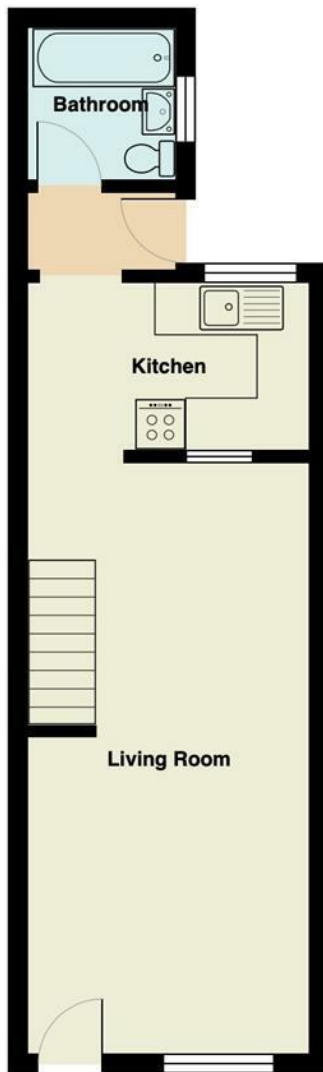












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		87
81-91	B		
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Your Award Winning Houseclub

