



1A Havelock Street, Lancaster, LA1 4AD

Situated in the popular Bowerham area of Lancaster, this characterful end terrace home offers purchasers an exceptional no chain sale. Built in the early 1900's, this unique two bedroom home spans across three floors, with a cosy lounge and spacious kitchen to the ground floor, a double bedroom and generous bathroom to the first, and a stunning master bedroom with excellent eaves storage to the second floor.

Located within walking distance of the historic market town of Lancaster, this property is well connected with excellent bus links, Lancaster Train station and the M6 motorway all a short trip away. With a plethora of amenities including local shops, eateries and parks including Williamson's and Greaves Park. The University of Cumbria and the Royal Lancaster Infirmary are also located close by, meaning this property is perfectly placed for working professionals.



Layout (with approx. dimensions)

Entrance Vestibule

Entered via a solid wooden door with a wooden glazed window above. This unique space leads into:

Living Room

12'10" x 11'10" (3.92 x 3.62)

A warm and cosy room, fitted with a feature electric fireplace set. in a decorative surround. With a UPVC double glazed window, built-in storage cupboard and shelving unit and a radiator. There is also a useful built in understair storage cupboard, perfect for hanging coats and a wooden door leading into:

Kitchen

10'6" x 8'6" (3.22 x 2.60)

Fitted with a range of wall and base units with a complimentary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob with a fan oven below. With plumbing for a washing machine and space for a fridge freezer. Fitted with a Vaillant gas central heating boiler, a wooden single glazed window and a wooden single glazed rear door, providing access to the rear garden.

First Floor Landing

Stairs lead from the kitchen, to a light and bright first floor. With exposed wooden flooring, a UPVC double glazed window and a radiator.

Bedroom Two

11'10" x 9'6" (3.62 x 2.91)

Fitted with a UPVC double glazed window and a radiator.

Bathroom

A large and spacious room, fitted with a three piece suite comprising a WC, a wash hand basin and a bath, with a shower over, glass shower screen and half tiled surround. With a UPVC double glazed frosted window, a heated towel rail and a built-in airing cupboard providing extra storage.

Second Floor

Stairs lead from the first floor, to:

Bedroom One

14'2" x 13'7" (4.32 x 4.15)

A warm and inviting room, fitted with a UPVC double glazed window filling the room with ample natural light. This spacious room is newly carpeted, with access to a loft space and a radiator. A wooden half door provide access to a fantastic storage area, which is fitted with a roof light.

Outside

To the front of the property there is on the street parking, with gated access to the rear garden. To the rear, a yard can be found currently decorated with an array of potted plants providing the perfect place to sit out on a warm summer's day. There is also an outhouse, fitted with a WC (currently not connected).

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band A - Lancaster City Council.

Tenure

Freehold.

Viewings

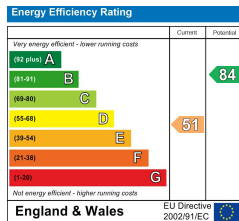
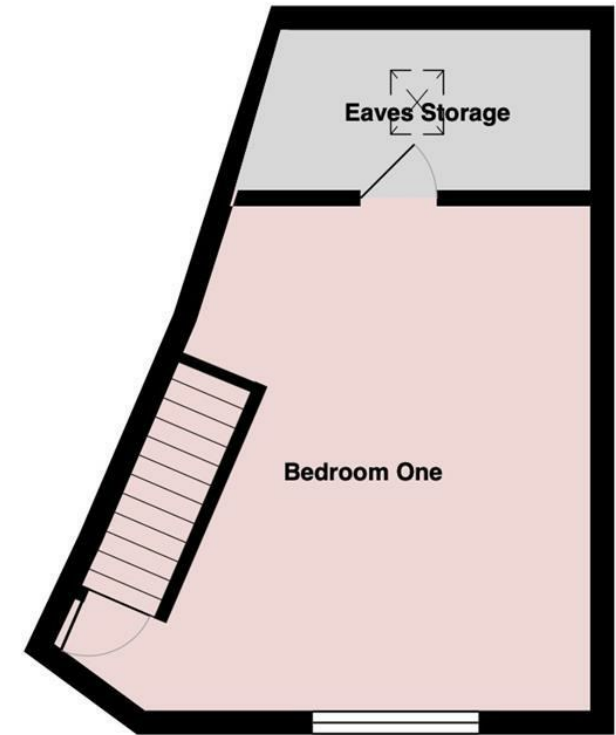
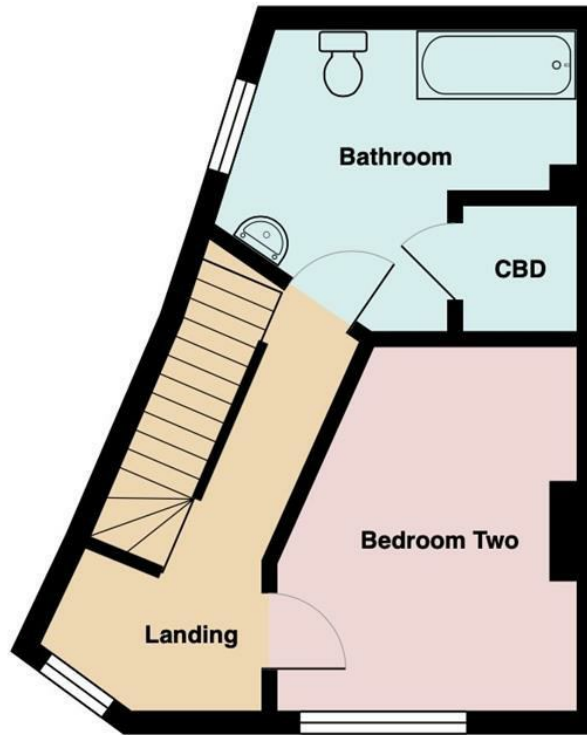
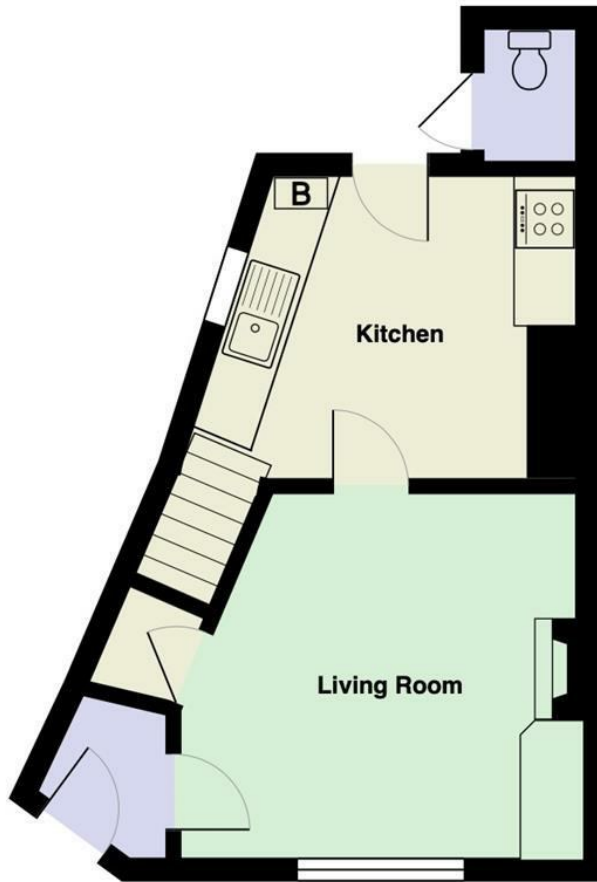
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Energy Performance Certificate

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