



13 Dumbarton Road, Lancaster, LA1 3BX

A great three bedroom terraced house in the popular Moorlands area of Lancaster. This property is great for first time buyers, the growing family and young professionals, with the convenience of having local shops nearby and Lancaster city centre on your doorstep. You are within the catchment areas of well-regarded primary and secondary schools, and have the greenery of Williamson's Park and Scotch Quarry a short walk away, great for those with children.

The property is in need of updating, but the vendor has recently carried out many of the fundamentals which should hopefully provide the perfect blank canvas to be able to add value and create a stunning home. With two large reception rooms and a spacious kitchen on the ground floor, it's a great space for entertaining friends and family. Upstairs two double bedrooms make well-proportioned sleeping spaces, with a third bedroom ideal for a home office, hobby room or nursery. A storage cupboard sits off the main landing, ideal for storing household gadgets, with a large cellar accessed from the kitchen for storing larger items such as bikes and tools.

A great property in a convenient location that with a bit of work and your personal touches, would make a stunning home.



Location

Situated in the popular Moorlands area of Lancaster, you are within walking distance to local shops, pubs, eateries and the city centre. Great for students and young professionals, with easy access to the University of Cumbria and the White Cross Business Park is a five minute walk away. You can explore the grounds of Williamson's Park, ideal if you have children and pets, or enjoy the range of shops, bars and restaurants that Lancaster has to offer.

Hall

The entrance way to the property has an internal porch with original Victorian floor tiles and a single glazed window above the door providing light. The main hallway connects the two reception rooms, with the stair way to the first floor straight ahead as you enter. A double panel radiator sits along the wall.

Reception 1

14'1" x 10'9" (4.31 x 3.30)

A well-proportioned reception room sits at the front of the house, benefitting from a large double glazed bay window out to the front garden. A double panel radiator sits in the alcove beside the chimney breast with a central ceiling light and ample plug sockets to make the room into a relaxing living space.

Reception 2

14'3" x 10'9" (4.35 x 3.30)

A reception room sits at the cent more of the property, open to the kitchen, with laminate flooring that ties the two spaces together. A great room forming the hub of the home, either as use as a dining room or secondary living room. It has a double glazed window looking out to the rear yard with a double panel radiator below.

Kitchen

17'7" x 8'9" (5.38 x 2.67)

The large kitchen features a four ring electric hob, integrated oven, double sink and drainer and ample work surfaces with both over and under counter cabinetry providing plenty of storage. A double panel radiator sits below a double glazed window on the side aspect of the room, with the external upvc door beside. A frosted double glazed window sits above the

sink proving natural light with two ceiling lights for the evenings.

Landing

The central landing connects the three bedrooms and bathroom, with a small step to the main bedrooms at the front of the house. A light fitting and the attic hatch are located on the ceiling.

Bathroom

6'3" x 5'10" (1.91 x 1.78)

A family bathroom sits off the main landing with a frosted double glazed window looking out to the side. The suite includes a bath with overhead shower, a pedestal sink and a low flush toilet. A vinyl floor, ceiling light and extractor fan complete the room.

Bedroom 1

14'2" x 11'7" (4.34 x 3.55)

A large double bedroom situated at the front of the house with a double glazed bay window filling the room with natural light. A double panel radiator is mounted on the wall beside with a central ceiling light. There is ample room for a king size bed and storage units to create a welcoming master bedroom.

Bedroom 2

12'3" x 8'3" (3.75 x 2.54)

A double bedroom situated to the side of the property benefits from a double glazed window overlooking the rear yard. A double panel radiator sits below the window, with a pendant ceiling light in the centre of the room.

Store Cupboard

2'11" x 2'7" (0.9 x 0.8)

A practical store cupboard is located off the main landing, great for household gadgets and clothing, with an unused attic hatch in the ceiling.

Bedroom 3

9'1" x 5'11" (2.79 x 1.82)

A small bedroom sits at the rear of the property, with a double glazed window and double panel radiator below. A great space for a child's bedroom, home office, nursery or hobby room.

Cellar

12'9" x 10'11" (3.91 x 3.35)

Accessed by stairs from the kitchen is a useful cellar space with electric lighting, great for use as a workshop or storage room, it has a diving wall sectioning the space, with an air brick to the front of the property.

External

A small yard sits at the back of the property, accessed by the UPVC door from the side of the kitchen. To the front, there is a small wall separating the front of the property from the street with steps leading to the front door.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C		67	
(55-68) D			
(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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