



60 Denmark Street, Lancaster, LA1 5LY

Recently decorated throughout, this two bedroom end terraced home is perfect for first time buyers and investors alike. Located within walking distance of the city centre, this beautiful home has cosy living spaces, two generous bedrooms, a large bathroom and ample storage. With a handy Outhouse Utility and private rear garden, this property is offered to the market with No Chain.

Providing access to a wide range of amenities that the historic city of Lancaster has to offer, with a multitude of high street shops, restaurants, bars and supermarkets 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, with the M6 motorway located just over two miles away.



Layout (With Approx. Dimensions)

Ground Floor

Entrance Vestibule

Entered by a UPVC double glazed door, with double glazed window above, this area leads into:

Living Room

12'2" x 11'10" (3.73 x 3.61)

A bright and spacious room, fitted with a freestanding electric fire set on a slate hearth. With a built-in storage cupboard, a UPVC double glazed window and radiator, this room leads in to:

Kitchen

11'6" x 9'1" (3.51 x 2.79)

Fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob, with extractor above and an electric oven with space for an under counter fridge. With a UPVC double glazed rear entrance door, a UPVC double glazed window, a handy built-in understair storage cupboard and a radiator. Stairs lead to:

First Floor Landing

Stairs lead to the floor landing space, with doors leading into the bedrooms and the bathroom.

Bedroom One

11'11" x 10'7" (3.64 x 3.25)

A bright and spacious room, fitted with a UPVC double glazed window and a radiator.

Bedroom Two

11'4" x 8'0" (3.47 x 2.45)

A second spacious room, fitted with a UPVC double glazed window and a radiator.

Bathroom

Fitted with a three-piece suite comprising a WC, a wash hand basin and a shower cubicle with tiled surround. With a UPVC double glazed frosted window, two built-in storage cupboards, one housing a Vaillant gas central heating boiler, a heated towel rail and a radiator.

Outside

To the front of the property there is on road parking. A handy passage provides access to the rear garden, where an enclosed yard area with stone chippings and pave patio can be found, providing the perfect backdrop for alfresco dining.

Utility Outhouse

8'6" x 2'6" (2.61 x 0.77)

Located in the rear yard, there is also a handy Outhouse, with plumbing for a washing machine and space for storing outdoor items. With light and power.

Services

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

Council Tax

Band A - Lancaster City Council.

Tenure

Freehold.

Viewings

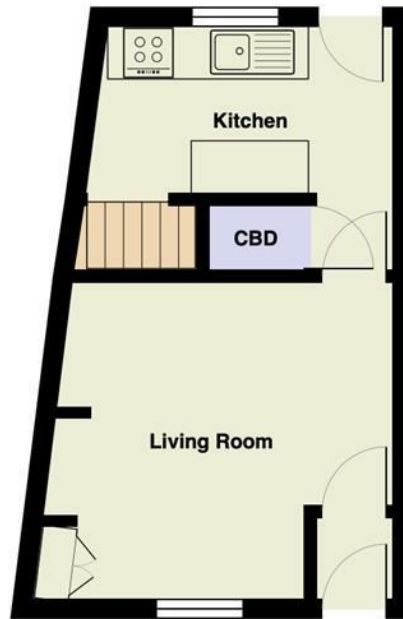
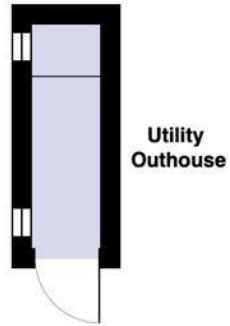
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		87
81-91	B		
69-80	C		
55-68	D	53	
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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