









## Inside The Home

Stepping through the front door, you are instantly welcomed into the Living Room. With bright and spacious living, this leads into an open plan Kitchen Diner, perfect for a growing family or entertaining guests. To the first floor, two generous bedrooms can be found as well as a modern three piece bathroom and ample storage, with built in cupboards to the master bedroom, and a handy storage cupboard located on the landing.

## Let's Take A Closer Look At The Property

This wonderful home oozes potential for a plethora of buyers. For those looking for their first property, this home offers a blank canvas to create your dream home. For those looking for an ideal investment, there is the opportunity to purchase this home with tenants in situ. The current tenant pays £625 pcm and would love to stay should this appeal to a buyer.

## Let's Step Outside

To the front of the property, a small flagged area can be found, perfect for potted plants or sitting out on a warm summers day. To the rear, a secure flagged yard can be found, with a handy wooden shed and ample space for entertaining or enjoying alfresco dining. There is also an allocated car parking space located to the side of the property, clearly marked for ease of parking.

## The Location

Located in the popular Freehold area of Lancaster, Mill House Mews offers buyers a short walk into the historic market town of Lancaster, with iconic locations such as Williamsons Park on the doorstep. With a West Coast mainline train station an approximate 10 minute walk and the M6 motorway an approximate 10 minute drive. This property also provides excellent access to local primary and secondary schools, universities as well as the Royal Lancaster Infirmary via fantastic public transport.

## Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number LAN37245.

## Council Tax

This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

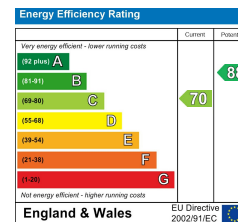
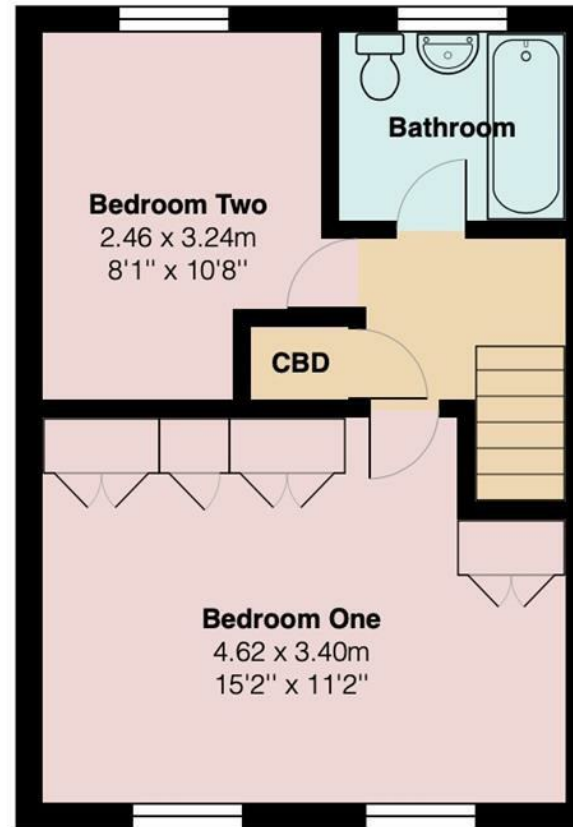
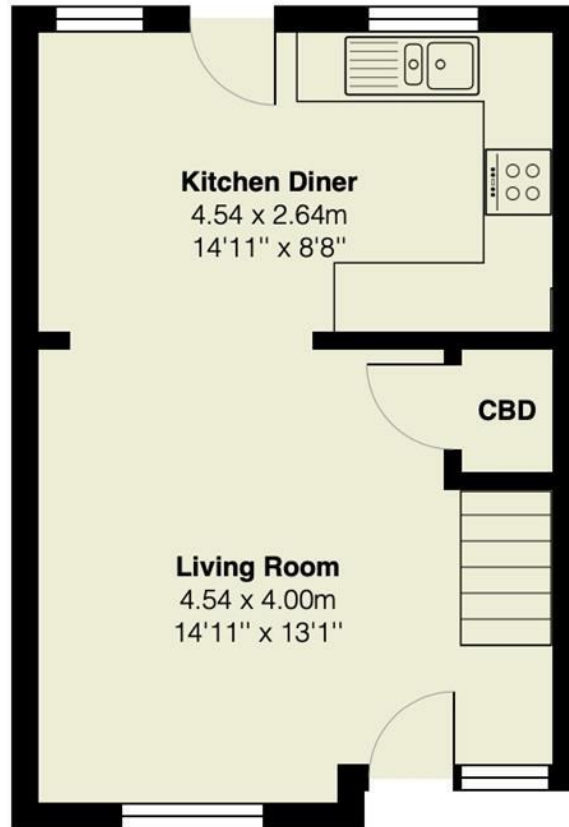
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