





The accommodation..

An end terrace with a gorgeous feel upon entry. You are welcomed by not one but two spacious, cosy and nicely decorated reception rooms and a modern fitted kitchen. Upstairs are two double bedrooms and a large, intelligently designed and contemporary bathroom suite. An added feature is the cellar which sits under (and is the same size as) the dining room - very handy space for storage if nothing else!

The kitchen

An intelligently designed, stylish fitted kitchen with wall and base units, laminate work top surfaces, an electric oven and hob with an overhead extractor, a single sink and drainer, space for a fridge and plumbing for a washing machine. Brilliant.

The bathroom

Using every inch of the space this great home boasts a four piece bathroom suite comprising a walk in shower, a panel bath, a vanity wash hand basin and a low flush WC. The room hosts a cupboard which houses the gas central heating boiler which is around eight years old.

Outside

A real rarity for a property of this age and also for a period terrace in Lancaster, the property has off street parking to the left hand side meaning you won't have to worry about the permit system. This elevation also encompasses a yard area providing outside space for when needed.

The situation

The property has been a successful rental property for the owners since purchase but the property is to be sold with full vacant possession and no chain.

The location

This home sits within a short walk of Lancaster city centre and the wealth of amenities it has on offer. The bus station is less than half a mile away and the train station is also within walking distance for the commuting professional. If you need motorway access, junction 34 is easily accessible by car. The historic city of Lancaster offers many points of interest including the Castle, the Priory and Williamson Park incorporating the Ashton Memorial. The city plays host to a wide range of bars and restaurants as well as retail shops and supermarkets.

Services

The property is serviced with gas, electricity and mains water and drainage.

Tenure

The property is Freehold - Title number LA636781.

Council Tax

Band A via Lancaster City Council.

Viewings

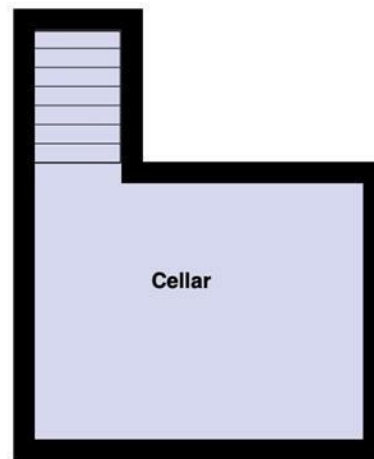
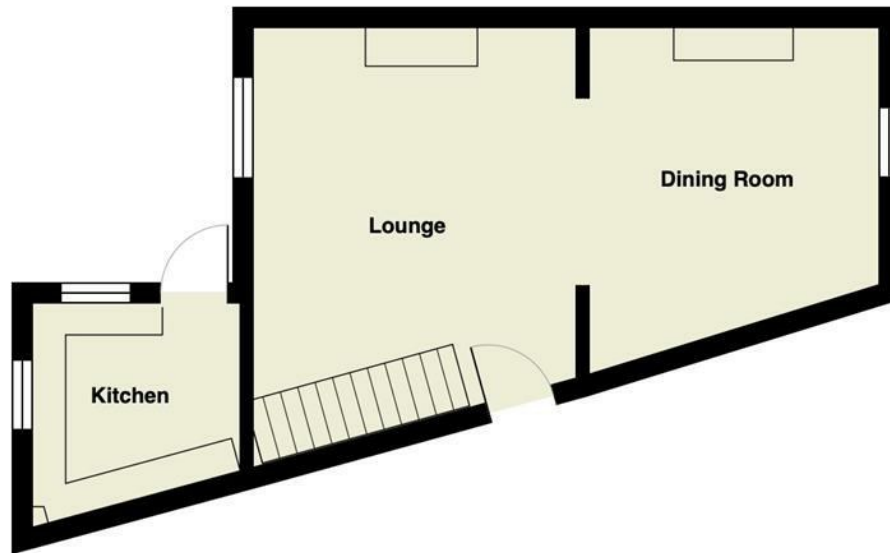
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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