



5, Beech Street,
Lancaster, LA1 5PL

5, Beech Street, Lancaster

The property at a glance

- SOLD WITH TENANT IN SITU
- Traditional, Two Bedroom Stone Built Mid Terrace
- Modern Fitted Kitchen & Good Size Lounge
- Three Piece Bathroom Suite to First Floor
- Great Location within Easy Reach of City Centre
- Enclosed Patio Yard with Outbuilding
- Currently Let for £650pcm - Ideal Investment
- Council Tax Band A
- Freehold
- EPC Rating D

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£125,000

Get to know the property

Traditional, two bedroom stone built mid terrace situated in South Lancaster - benefiting from a first floor bathroom and a good size rear yard with outbuilding. This property is ideal for first time buyers and investors alike.

To the ground floor the property briefly comprises lounge with feature electric fire, open to the modern fitted kitchen which offers a range of wall and base units in cream with contrasting black worktops, integrated oven, hob and extractor hood, plumbing for washing machine and space for fridge and dryer.

Rooms to the first floor include two bedrooms and a three piece bathroom suite comprising fitted bath with wall mounted shower tap attachment, low flush WC and pedestal wash hand basin. Further benefits to the property include double glazing and gas central heating throughout.

Externally, there is a patio yard to the rear elevation with a brick built outbuilding, ideal for storage and gated access to the rear service lane.

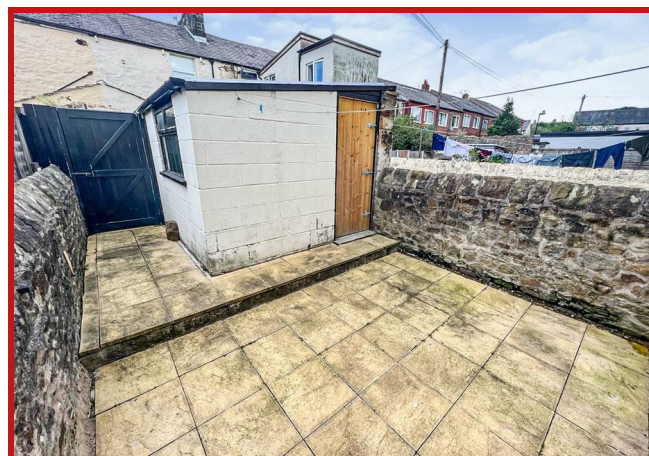
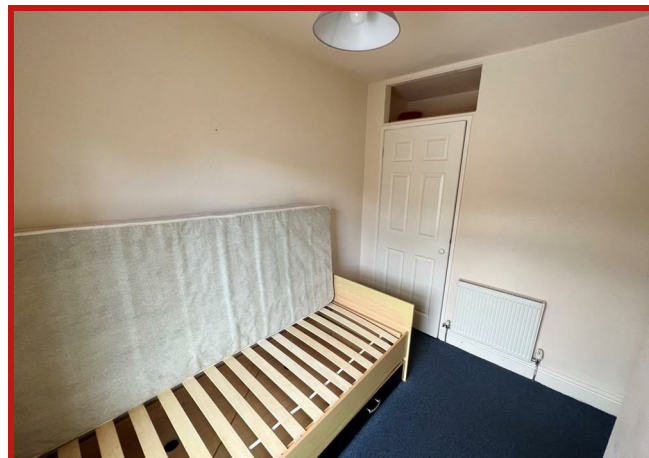
Situated within walking distance of Lancaster's historic City Centre, close to Lancaster Castle and all local, City Centre amenities including shops, restaurants, schools, library and post office. Nearby transport links include Lancaster train station, bus station and the M6 motorway which can be accessed via junctions 33 or 34.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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Lancashire, LA1 5PL



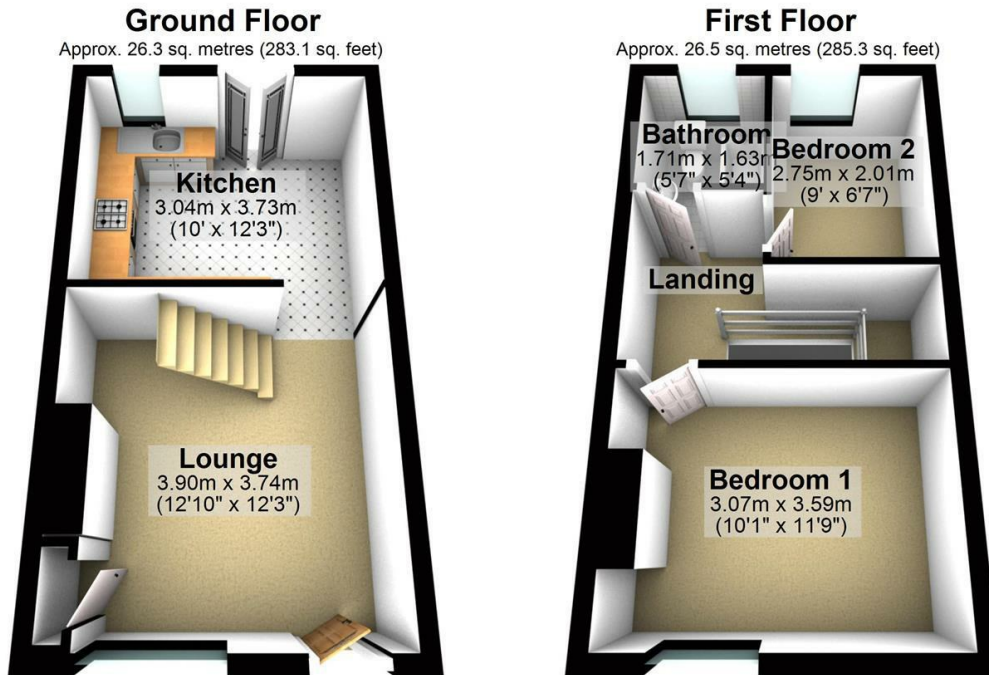
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Take a nosey round



Total area: approx. 52.8 sq. metres (568.4 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	