



Lancaster Avenue,

£145,000



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Lancaster Avenue, Clayton Le Woods
£145,000

This bungalow is ideally located just off Lancaster Lane, close to the local butchers, chip shop, shops and pub. Entered through the hallway is a spacious lounge with stairs to the attic room, there is a kitchen, shower room and two bedrooms. The second bedroom has previously been used as a dining room. The beautiful garden at the rear has been well tended and is extremely private. There is also a driveway and garage to the side. Sold with no chain, this bungalow is in need of cosmetic improvement but offers great potential for someone looking to downsize. Awaiting EPC.

ENTRANCE HALL

Double glazed door to side, double glazed window to side, meter cupboard.

LOUNGE

4.90m x 3.70m (16'1" x 12'2")
Double glazed window to side, living flame gas fire, stairs to first floor.

INNER HALL WAY

KITCHEN

3.28m x 2.39m (10'9" x 7'10")
Double glazed window to side, double glazed door to side, fitted wall and base units with complimenting work surfaces, gas cooker with extractor over, space for washing machine and fridge freezer, tiled splash backs.

SHOWER ROOM

1.04m x 2.24m (3'5" x 7'4")
Double glazed window to side, three piece white suite comprising low level

WC, pedestal wash hand basin and shower enclosed in cubicle, fully tiled walls, extractor fan.

BEDROOM ONE

4.02m x 2.70m (13'2" x 8'10")
Double glazed window to rear, three fitted cupboards / wardrobes.

BEDROOM TWO / DINING ROOM

3.20m x 2.75m (10'6" x 9'0")
Double glazed window to rear, double glazed door to rear, used as dining room by previous owner.

ATTIC ROOM

3.51m x 4.46m (11'6" x 14'8")
Velux window to rear, access to eaves from both sides, wall mounted boiler. Regarding the loft we understand from the seller that planning / building regulations have not been obtained. We advise you liaise with your solicitor prior to offering.

EXTERNAL

To the front of the property is a well maintained garden with concrete driveway leading to the garage and side. To the rear is a private, fence enclosed garden with gravelled seating area, lawn area and mature shrub borders.

GARAGE

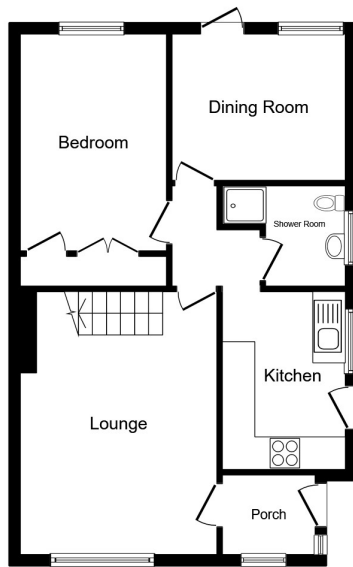
Up and over door.

FLOORPLAN

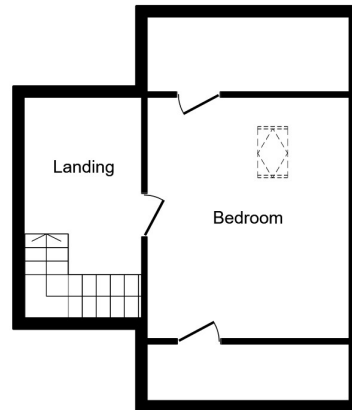
All Measurements
All Measurements are Approximate



For full EPC please contact the branch



Ground Floor



First Floor

Total Floor Area: 893 sq. ft. (approx)

Notes: This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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