



Dorrington Road, Lancaster, LA1 4TD

£190,000

Key Features

- ✓ Three Bedroom Terrace
- ✓ Great City Location
- ✓ Two Reception Rooms
- ✓ Lovely Features Throughout
- ✓ Freehold
- ✓ EPC Rating D

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Freshly re-decorated and re-carpeted throughout, this three-bedroom family home is ready for its new owner to move straight in!

The property has been well-maintained throughout and having been a rental investment it is now available with no onward chain.

Located in the popular Greaves area of Lancaster the city is just a short stroll or bus ride away from this lovely bay-fronted home.

Briefly comprising two reception rooms, both with refurbished fireplaces adding character to the rooms, a modern shaker-style kitchen with ample units, vaulted ceilings and some exposed beams. Upstairs there are three bedrooms along with the family bathroom.

Externally the property shares the underpass with next door and has its own private West-facing courtyard, benefitting from the evening sun.

On street parking is available to the front of the property.





Entrance Vestibule

Accessed to the side of the building. White uPVC door. Ceiling light point.

Lounge

3.13m x 3.31m (10'4" x 10'11")

Bay-fronted double glazed uPVC window. Exposed brick fireplace. Power points. Double panel radiator. TV aerial point. Cupboard housing meter.

Diner

3.66m x 3.68m (12'0" x 12'1")

Original sandstone and red brick fireplace. Ceiling light point. Power points. Double glazed window to rear. Double panel radiator. Door to kitchen. Stairs to the first floor.

Kitchen

3.13m x 3.04m (10'4" x 10'0")

Cream units with laminate worktops and tiled splash back. Vinyl flooring. Under unit lighting and ceiling spotlights. Stainless steel sink with chrome finish. Double glazed window. Space for free-standing oven. Space for appliances. Cupboard housing the combi boiler.

Bathroom

2.62m x 1.39m (8'7" x 4'7")

White three-piece suite comprising W.C., pedestal sink and twin-grip panelled bath with mixer tap over. Tiled surround to bath. Ceiling light point. Double panel radiator. White uPVC frosted window.

Bedroom 1

3.20m x 2.62m (10'6" x 8'7")

Double glazed UPVC window. Radiator. Power point. Ceiling light. Double panel radiator.

Bedroom 2

3.13m x 2.40m (10'4" x 7'11")

Double glazed UPVC window. Radiator. Power point. Ceiling light. Double panel radiator.

Bedroom 3

3.34m x 1.84m (11'0" x 6'0")

Double glazed UPVC window. Power point. Ceiling light. Double panel radiator.

Yard

Maintenance free yard with stone wall surround and wood shed.



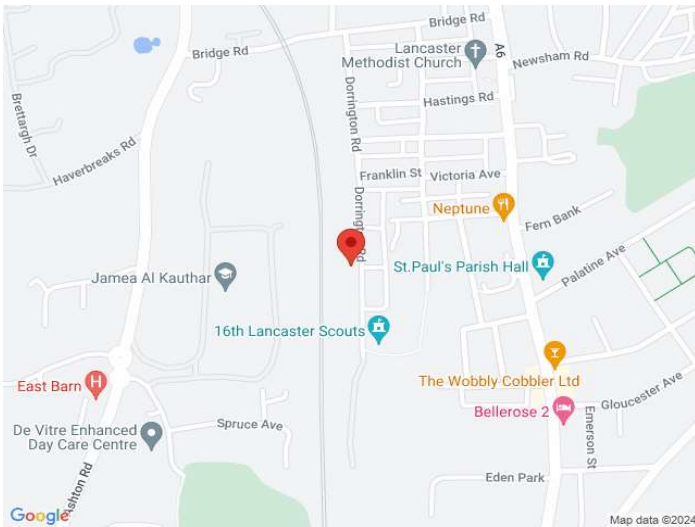
Ground Floor



First Floor



Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee to their operability can be given.
Plan produced using PlanLi.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		99 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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