



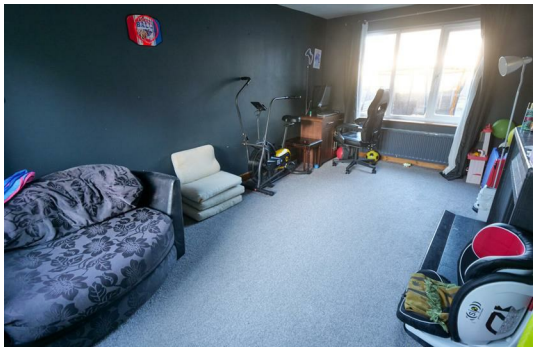



Three Bedroom Home
Popular Residential Location
Modern Kitchen and Bathroom
Rear Garden And Off Road Parking

Jennings estate agents

St. Pauls Road
Lancaster
LA1 4SS

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Asking price £200,000

Nestled in the sought-after area of St. Pauls Road, Lancaster, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 871 square feet, the property features two spacious reception rooms, perfect for both relaxation and entertaining guests.

The home boasts three well-proportioned bedrooms, providing ample space for families or those looking for extra room. The modern bathroom and kitchen are thoughtfully designed, ensuring both style and functionality for everyday living.

One of the standout features of this property is the rear garden, a lovely outdoor space ideal for enjoying the fresh air or hosting summer gatherings. Additionally, off-road parking is available, a valuable asset in this popular area, which is known for its excellent schools and nearby parks, making it an ideal location for families.

This property presents a wonderful opportunity for those seeking a comfortable home in a vibrant community. With its modern amenities and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful house your new home. No Upper Chain.

Front Exterior
Nestled behind a low stone wall with a timber gate, the front of the property offers a traditional look with pebble-dashed exterior walls and a pitched roof. A porch with a tiled roof creates a welcoming entrance, complemented by windows that allow natural light to brighten the interior.

Sitting Room
16'4" m x 10'5" m (into recess)
This versatile room, is carpeted in soft grey and benefits from a window that brings in ample natural light. A dark feature wall contrasts with the lighter flooring, and a traditional black fireplace adds character to the space. Its generous size allows it to serve multiple purposes comfortably.

Dining Room
10'2" m x 10'10" m
The dining room is bright and inviting, with a large window letting in plenty of daylight. Wooden effect flooring extends across the space, complementing the neutral walls. The room comfortably accommodates a dining table and chairs, with room to add further furniture or storage if desired.

Kitchen
5'7" m x 8'1" m
The kitchen is compact yet efficient, featuring a U-shaped work surface with integrated appliances including a gas hob, oven, and dishwasher. Cream-coloured cabinets with modern handles provide storage, while a window above the sink fills the space with daylight and offers views of the garden. The wood-effect laminate flooring adds a warm touch to this functional cooking area.

Master Bedroom
13'7" m x 9'3" m (into recess)
This bedroom is carpeted floor and neutral walls create a cosy yet functional space, while a window provides natural light and views outside.

Bedroom Two
8'4" m x 10'8" m
A second bedroom offers a neutral, calm environment with carpeted flooring and a large window that fills the room with daylight.

Bathroom
The bathroom is compact and practical, featuring a bathtub with an overhead shower, a small sink with storage beneath, and tiled walls with a decorative mosaic border. A frosted window allows for privacy while admitting natural light to brighten the room. Separate WC with a double glazed window.

Rear Garden
The rear garden combines a paved patio with an area of artificial grass, bordered by wooden fencing to provide privacy and a low-maintenance outdoor space. The patio is ideal for seating or outdoor dining, while the lawn area offers a versatile spot for relaxation or play. Steps leading down to the driveway providing off road parking.

Bedroom Three
6'6" m x 10'8" m
Double glazed uPVC window to the rear aspect. Radiator.

Additional Information
We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.















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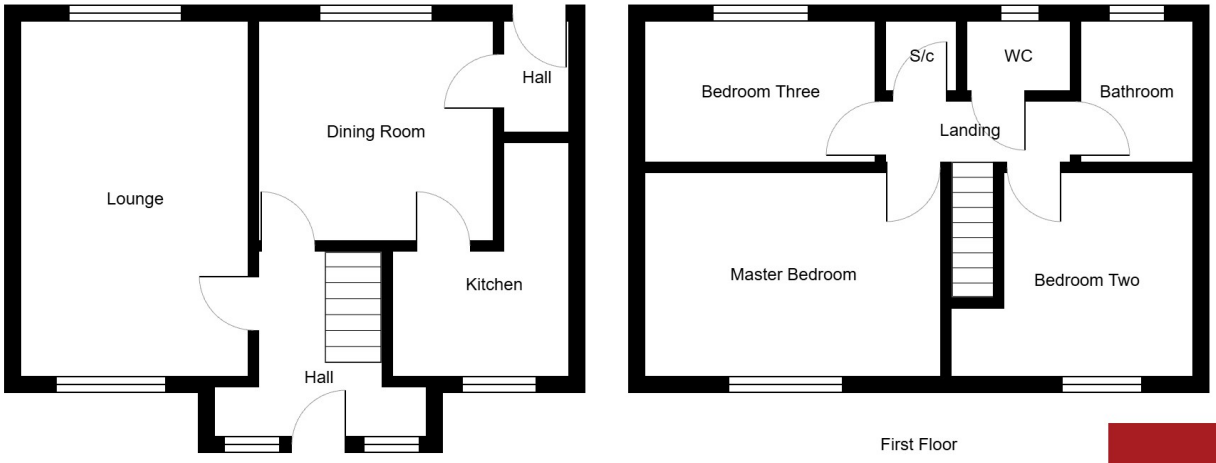

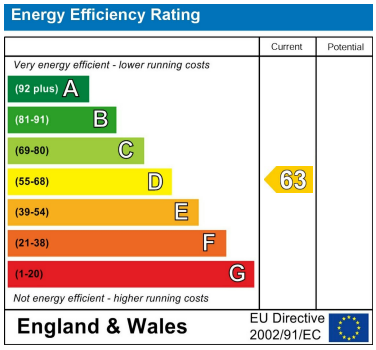

EPC Rating: D
Council Tax Band: B

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