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ESTATE AGENTS

13 Abram Close,, Lancaster, LA1
5WB

13, Abram Close,, Lancaster

The property at a glance 2 1 1

- End Terraced Property
- Two bedrooms
- Fitted Kitchen With Range Of Appliances
- One Reception Room
- Three Piece Family Bathroom
- Enclosed Rear Garden
- On Street Parking
- Leasehold
- Council Tax: B
- EPC Rating: B

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01524 889000
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£170,000

Get to know the property



Welcome to the market, Abram Close, this charming end-terrace house just waiting to welcome its new owners. This sleek and modern two-bedroom property has been thoughtfully designed for contemporary living, offering a perfect blend of style and functionality.

As you step inside, you are greeted by an open-plan kitchen and reception area that exudes a sense of space and light. Whether you're hosting guests or simply unwinding after a long day, this versatile area caters to all your needs, making it the heart of the home. Another benefit is the allocated parking space in the car park behind the property with access through the back garden.

Ideal for those looking to downsize or first time buyers looking to embark on the next chapter of their journey, this property offers a cosy yet stylish abode to call your own. This property would be the perfect first step onto the property ladder, this home presents an excellent opportunity to make that dream a reality.

Situated in a sought-after location, just a 15 minute walk into the city centre! This property benefits from many amenities, Cafes & Restaurants, Supermarkets, Lancaster Royal Infirmary and Grammar Schools this property offers convenience and easy access to everything you might need! Another benefit is the excellent transport links from the city: M6 motorway, Lancaster Bus Station, Lancaster Train Station as well as the Cycle Routes taking you to Lancaster University, Glasson Dock or Morecambe Bay.

Don't miss out on the chance to make this end-terrace house your own and experience the perfect combination of modern living and practicality. Book a viewing today and step into your future at 13 Abram Close.





Ground Floor

Hall

1.65m x 1.35m (5'5 x 4'5)

Composite entrance door, central heating radiator, smoke detector, stairs to first floor and door to kitchen.

Kitchen

4.65m x 2.74m (15'3 x 9')

UPVC double glazed window, central heating radiator, range of wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, stainless steel splash back, integrated fridge freezer, integrated washer dryer, wood effect flooring and open access to reception room.

Reception Room

3.73m x 2.11m (12'3 x 6'11)

Central heating radiator, TV point, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

WC

1.50m x 0.84m (4'11 x 2'9)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, extractor fan and wood effect flooring.

First Floor

Landing

1.91m x 1.88m (6'3 x 6'2)

Smoke detector, loft access and doors to two bedrooms and bathroom.

Bedroom One

3.71m x 2.36m (12'2 x 7'9)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

3.71m x 2.34m (12'2 x 7'8)

UPVC double glazed window and central heating radiator.

Bathroom

1.88m x 1.68m (6'2 x 5'6)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part tiled elevations and tile effect flooring.

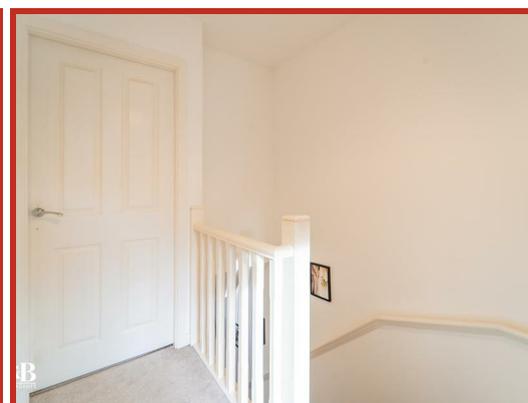
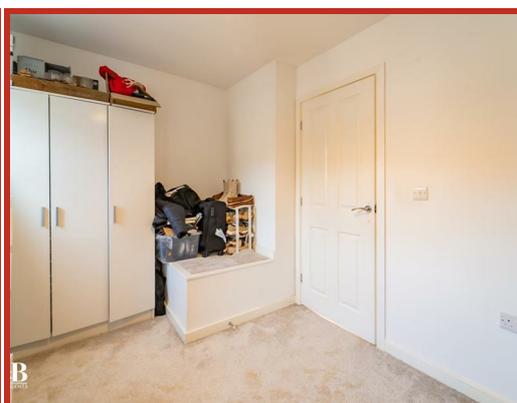
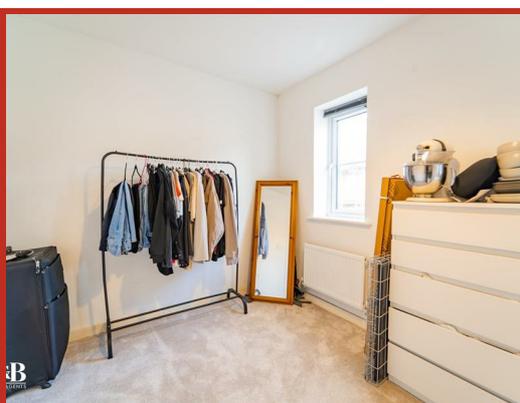
External

Front

Bedding area

Rear

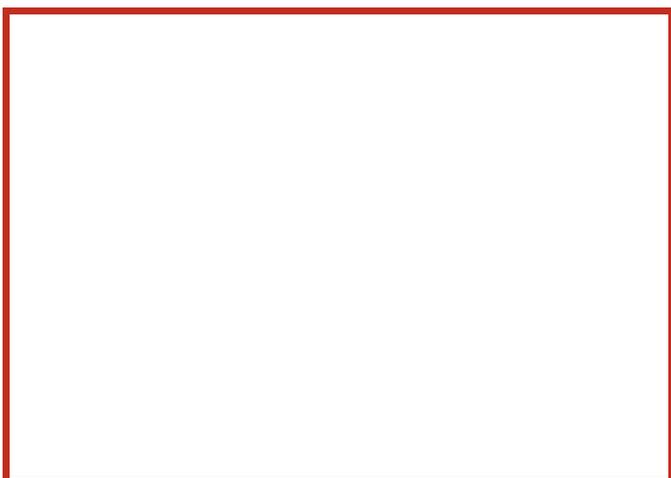
Paved patio, laid to lawn and gated access to rear street. Allocated parking space in the car park behind property.



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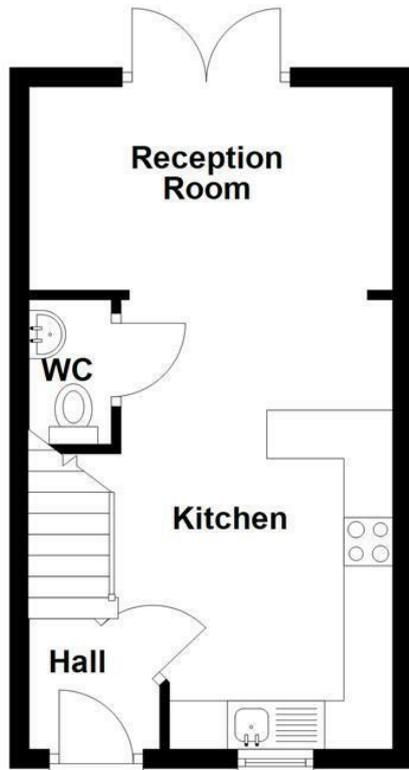
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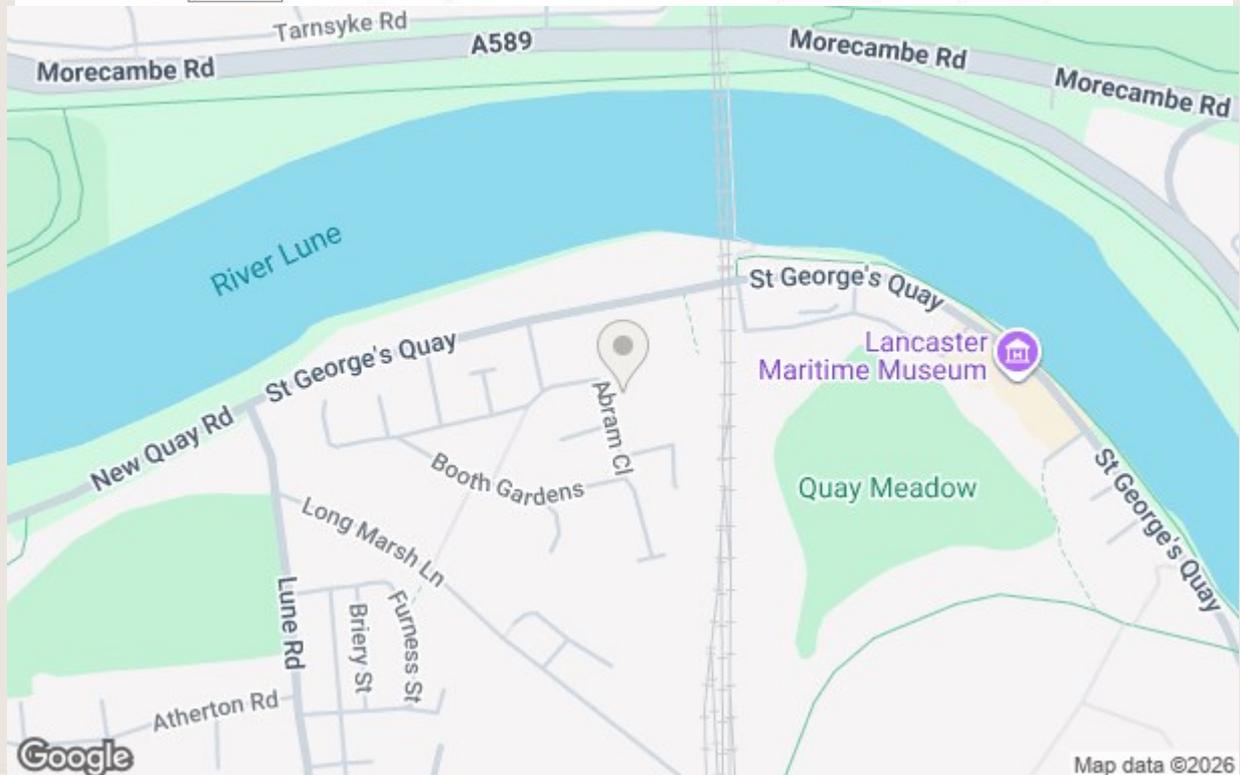
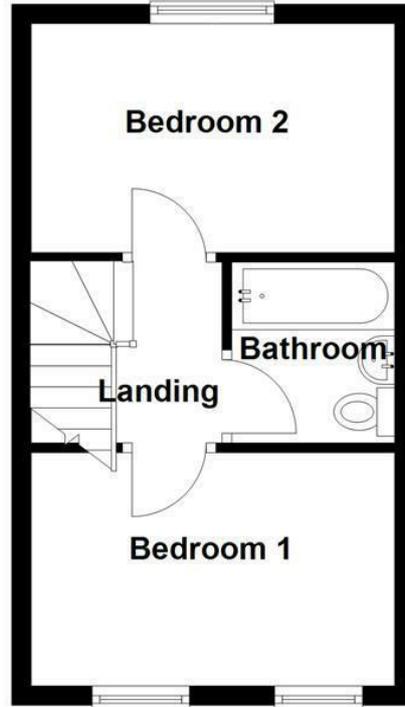
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	97
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(45-60) C	
(35-44) D	
(29-34) E	
(21-34) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC