12, Franklin Street, Lancaster, LA1 4TA

12, Franklin Street, , Lancaster

The property at a glance

2 1 2

- Mid Terraced Property
- Two/ Three Bedrooms
- One/ Two Reception Rooms
- Kitchen & Bathroom
- Enclosed Rear Yard
- New Roof 2024
- Combi Boiler (5yr warranty)
- City Centre Location
- Excellent Transport Links
- Council Tax Band: A Tenure: Freehold

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£170,000

Get to know the property

This mid terrace house on Franklin Street, currently let as a 3 bed student HMO, would also make a fine 2 bedroom, 2 reception room home. Double glazed throughout with a fully insulated loft space, the house had an A rated boiler installed in 2021 with a 10 year warranty. The slate roof and lead work were completely renewed in October 2022.

The ground floor front room is a bedroom at the moment but would easily revert to a large sunny living room or office space. The second reception room with a roomy under-stair cupboard leads into the modern fitted kitchen.

Upstairs are two good-sized bedrooms and a spacious bathroom. The external wall of this bathroom is also insulated with 75mm kingspan to keep this room warm and cozy. There's a large airing cupboard which houses the 2021 combi boiler and a large landing cupboard, so plenty of storage space here.

Outside is the sunny rear yard has a brick shed for more storage and is also fully plumbed and wired for a washing machine and tumble dryer.
The house is bang up to date with all of its gas and electrical certification.

Situated in an ideal location, this property is conveniently close to transport links and local schools, making it perfect for families and commuters alike. With its blend of modern amenities and traditional charm, this terraced house on Franklin Street is a wonderful place to call home. Don't miss the chance to view this delightful property and envision your future in Lancaster.

**Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property - Ground floor bedroom staged as a living room.

Disclaimer

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

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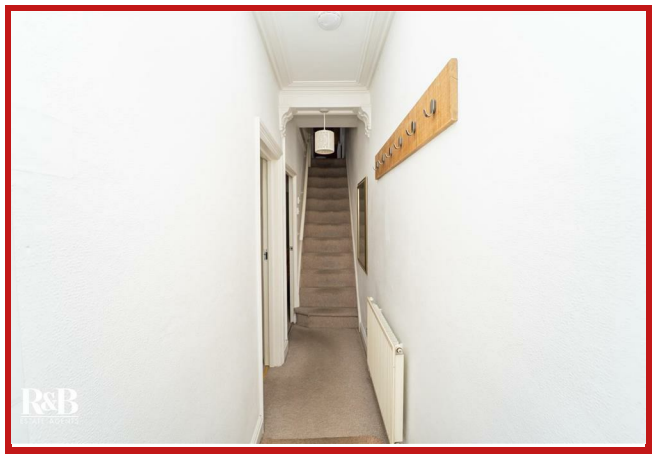

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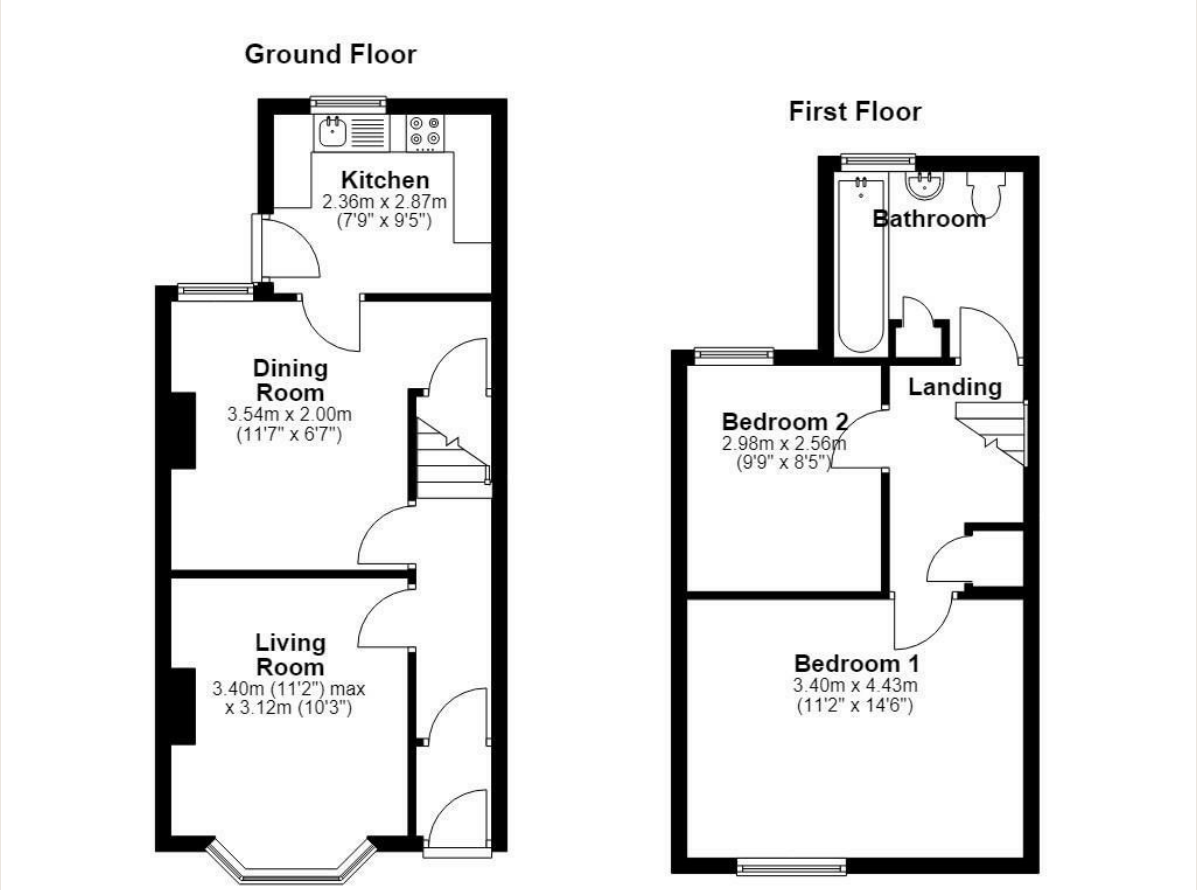
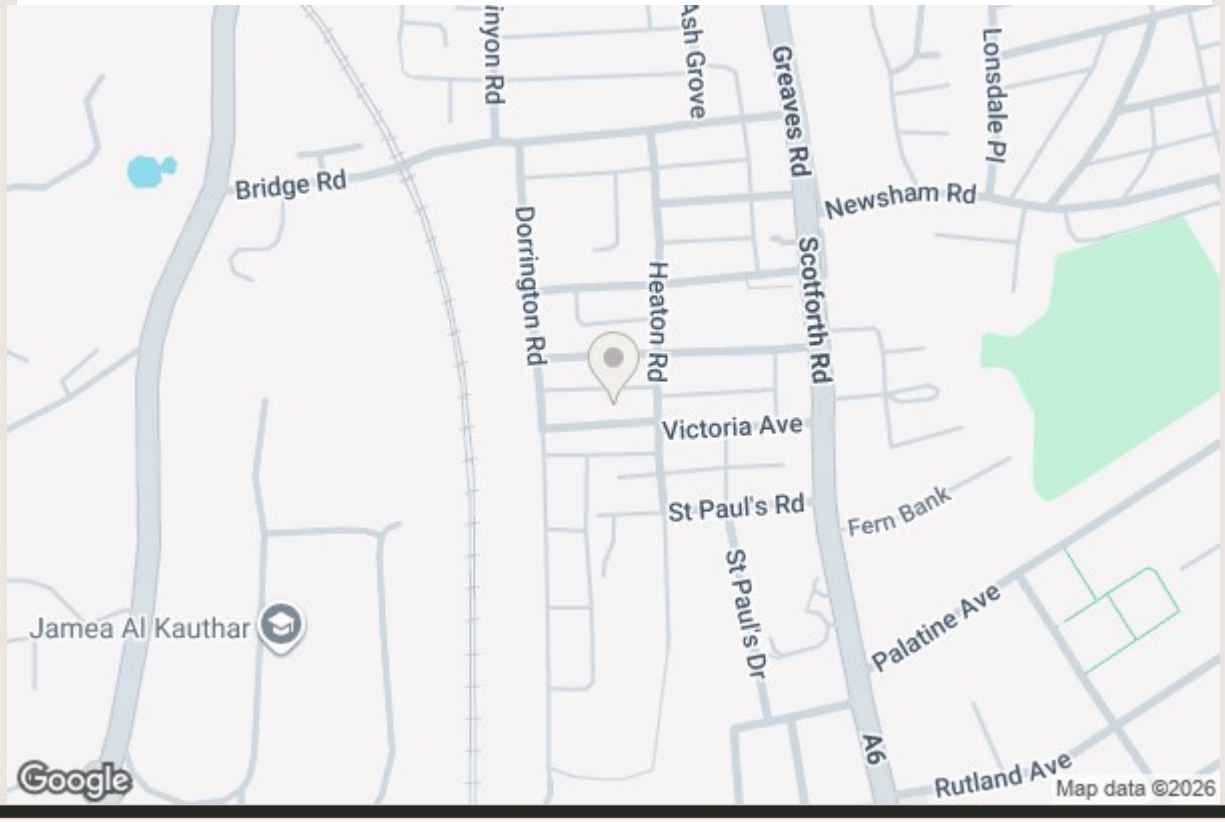
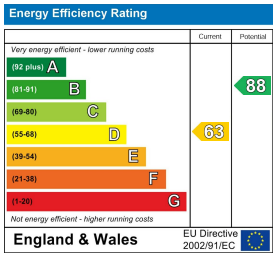
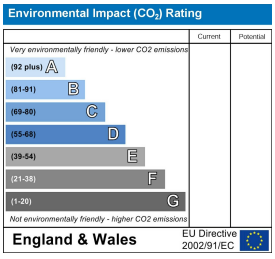
Take a nosey round









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