





Inside The Home

A two-bedroom mid-terrace property offering excellent potential and positioned in a highly desirable city centre location. Previously used as a rental property, this home presents an ideal opportunity for investors, landlords, buyers or first time buyers. The ground floor offers two spacious reception rooms, providing flexible living and dining space, alongside a separate kitchen and a downstairs bathroom. The layout lends itself well to reconfiguration or modernisation, allowing a purchaser to add value and tailor the space to their needs.

To the first floor, there are two generous bedrooms, both well proportioned. The property benefits from a boarded loft, offering valuable additional space ideal for storage or future use. Further benefits include a modern boiler installed within the last 10 years, providing reassurance for buyers. While the property would benefit from updating, its central location, solid layout and scope for improvement make it a compelling investment opportunity.

Let's Take A Closer Look At The Area

Situated in Moorlands, to the south of Lancaster it is a very well connected home. The University of Cumbria, the Royal Lancaster Infirmary and the city centre and wealth of amenities itself are all well within walking distance. Sat very close to the iconic Williamson Park and Ashton Memorial as well as the access to the Trough of Bowland you really can be within a rural setting within minutes. Further afield, Lancaster University is easily accessible via bus or car along the A6 and both junctions 33 and 34 of the M6 are also just a short drive away.

Let's Step Outside

To the rear, the property features a low-maintenance concrete yard, providing a practical outdoor space. The yard is enclosed by brick walls and a gated entrance, offering both security and privacy from the adjacent alleyway, perfect for safe outdoor storage, potted plants or a secure space for pets.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA581477

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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