



**POOLE
TOWNSEND**

11 Lancaster Street,
£125,000

2 1 1



Conveniently located to the town centre, local schools, and a leisure centre with excellent facilities, this attractive mid-terrace property offers immaculately presented and stylish accommodation throughout. Benefitting from an enclosed rear yard and the added advantage of no onward chain, the home is ready for immediate occupation and is likely to appeal to a wide range of buyers. The accommodation begins with a welcoming entrance hall featuring a staircase to the first floor and a door leading into the heart of the home: a bright and spacious open-plan lounge/dining room. This impressive living space is enhanced by a charming wood-burning stove, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. To the rear of the property is a well-appointed kitchen fitted with a range of units and integrated appliances, together with access to the enclosed rear yard. The yard benefits from useful storage outbuildings, providing practical external storage solutions. To the first floor, the landing leads to two well-proportioned double bedrooms, both offering comfortable and peaceful retreats. Completing the accommodation is a contemporary shower room, finished to a modern standard.

Directions

For what3words app users enter: dolls.slick.admits

Description

The accommodation begins with a welcoming entrance hall, where a staircase rises to the first floor and a door opens into the heart of the home. Stretching across the front of the property, the bright lounge offers a superb space for modern living. Natural light fills the room, while the charming wood-burning stove creates a cosy focal point. The dining area provides an inviting setting for everything from casual breakfasts to dinner parties, flowing naturally through to the kitchen and creating a sociable layout that is ideal for entertaining.

Positioned at the rear of the property, the well-appointed kitchen is fitted with a range of units and generous worktop space, incorporating a four-ring gas hob and stainless-steel sink. Integrated appliances include an electric oven/grill and fridge, while plumbing is available for a washing machine. A door leads directly outside to the





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 2 Bed Terraced House
- Close To Local Amenities
- No Onward Chain
- An Enclosed Yard
- A Bright And Spacious Open-Plan Lounge/Dining Room
- A Well-Appointed Kitchen
- Useful Storage Outbuildings
- A Contemporary Shower Room
- Two Well-Proportioned Bedrooms
- Ready For Immediate Occupation



Visit us at
www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open
 Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00

Barrow 01229 811811
 Ulverston 01229 588111
 Grange 015395 33316
 Kendal 01539 734455
 Milnthorpe 015395 62044