



**3 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents

**72 Newsham Road**

**Lancaster**

**LA1 4DH**



**Asking price £220,000**

This delightful terraced house offers a perfect blend of comfort and practicality, making it an ideal home for families or professionals alike. The property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for both functionality and style, ensuring that meal preparation is a pleasure.

With three inviting bedrooms, this home caters to a variety of living arrangements, whether you require space for a growing family or a home office. The bathroom is conveniently located and designed to meet everyday needs with ease.

The outdoor space complements the interior, offering a private area for outdoor activities or simply enjoying the fresh air. This property is situated in a vibrant community, close to local amenities, schools, and transport links, making it a practical choice for those seeking convenience in their daily lives.

This terraced house is not just a place to live; it is a space where memories can be made. With its thoughtful layout and welcoming atmosphere, it presents an excellent opportunity for anyone looking to settle in a lively area of Lancaster.

### **Vestibule**

Entrance door with double glazed uPVC windows. Meter cupboard.

### **Hall**

Stairs to the first floor landing. Radiator.

### **Lounge**

10'6" (R) x 13'6" (Bay)

Double glazed uPVC bay window to the front aspect. Double radiator. Decorative coving to the ceiling.

### **Dining Room**

10'7" (R) x 12'5"

Double glazed uPVC window to the rear. Wall mounted gas fire. Double radiator. Decorative coving to the ceiling.

### **Kitchen**

8'9" x 16'10"

A range of fitted wall and base units comprising: stainless steel sink unit, electric oven, four gas hob and stainless steel extractor fan. Space for a dishwasher, washer, fridge freezer and freezer. There is also a breakfast bar. Double glazed uPVC window to the rear and uPVC door. Double radiator.

### **First Floor**

#### **First Floor Landing**

Access to the loft space with a pull down ladder. Radiator.

#### **Master Bedroom**

11' x 13'9"

Double glazed uPVC window to the front. Double radiator.

#### **Bedroom Two**

7'12" x 11'12"

Double glazed uPVC window to the rear aspect. Radiator.

#### **Bedroom Three**

9'3" x 8'9"

Double glazed uPVC window to the rear. Double radiator. Decorative coving to the ceiling.

### **Bathroom**

Three piece suite comprising: bath, overhead shower, wash hand basin and a low level WC. Heated towel rail. Double glazed uPVC window to the side. Downlights and decorative coving to the ceiling.

### **Loft Space**

9' x 13'6"

Velux window. Fully boarded and carpet.

### **Exterior**

#### **Front Garden**

Stone chippings with a paved pathway leading to the front door.

#### **Rear Yard**

Enclosed rear yard with two out buildings and a further storage area.

### **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.



Newsham Road Lancaster, LA1 4DH



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: D**  
**Council Tax Band: B**

**DIRECTIONS**

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