



1 Livingstone Terrace,
Newsham
Road, Lancaster, LA1 4DG

1 Livingstone Terrace, Newsham Road, , Lancaster

The property at a glance

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- Bay Fronted, Three Bedroom End Terrace
- Newly Refurbished Throughout
- Generous Lounge & Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Enclosed Rear Patio Yard
- Sought After Location in Bowerham

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Get to know the property



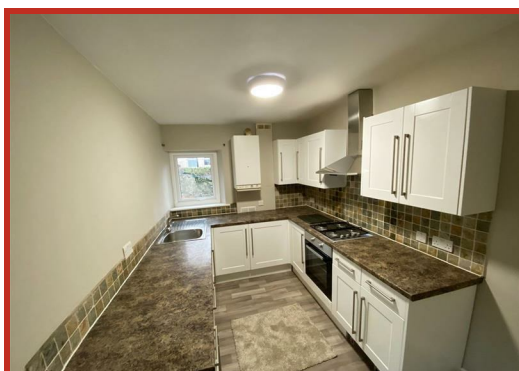
Newly refurbished, three bedroom end terrace property situated in the highly desirable Bowerham area of South Lancaster.

Beautifully and neutrally presented throughout, the ground floor accommodation briefly comprises entrance hall, bay fronted lounge, dining room and modern fitted kitchen with integrated oven, hob and extractor hood.

Rooms to the first floor include a large double bedroom, two generous single bedrooms and a three piece bathroom suite comprising panelled bath with wall mounted shower, low flush WC and wash hand basin. Further benefits to the property include double glazing and gas central heating throughout.

Externally, to the front elevation there is a small garden frontage with pathway leading to the front door and to the rear, an enclosed patio yard with gated access to the rear service lane.

Situated in a great location for access to a range of amenities including shops, pharmacy, post office, primary and second schools. Lancaster Royal Infirmary, the University of Cumbria and Lancaster University are all within easy reach. Transport links include regular bus services through the area and the M6 motorway, accessed via either junction 33 or 34. Lancaster City Centre and a wider range of amenities are within walking distance, as is the locally renowned Williamson Park.



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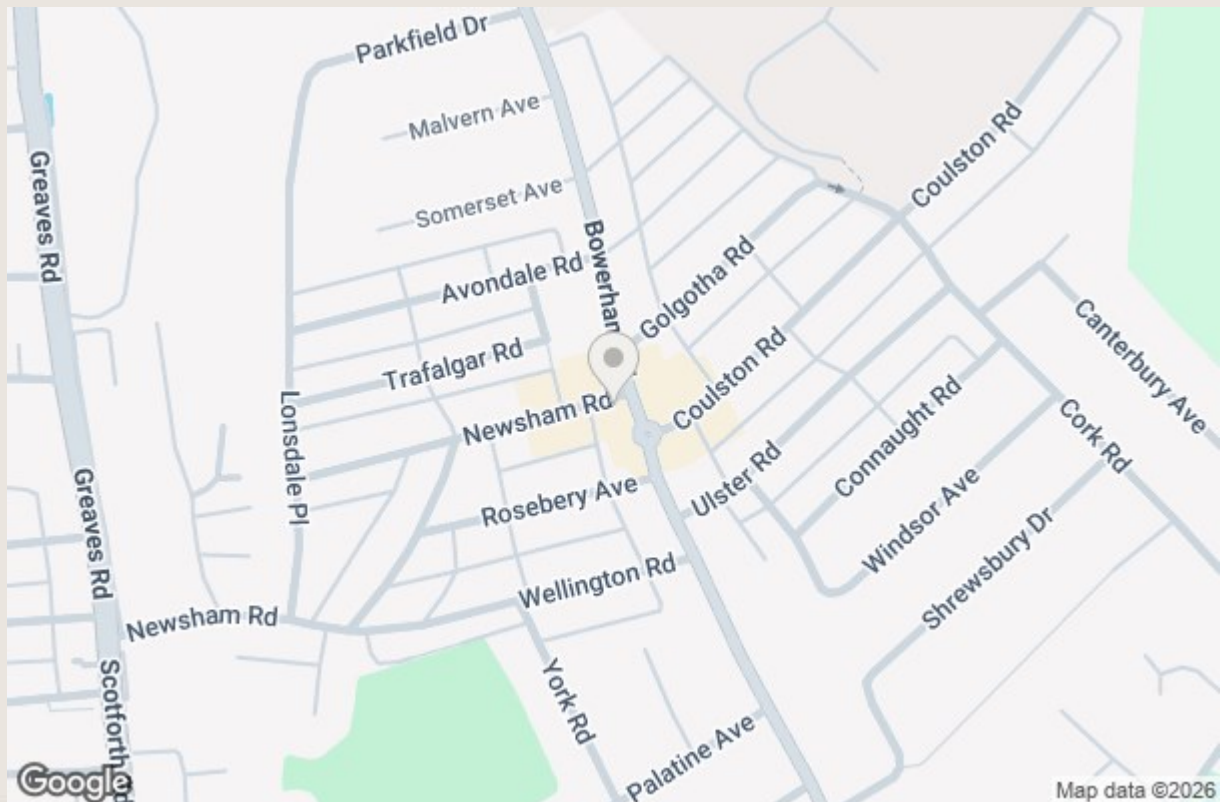
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Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		