



**15 CHILTERN COURT, LANCASTER**  
**£168,750**





## 15 CHILTERN COURT, VICTORIA STREET, LANCASTER, LA1 4TP

Two bedroomed semi-detached house located in a popular residential area just off Scotforth Road near to the centre of Lancaster approximately 1.2 kilometres.

The house offers upside down accommodation with entrance hall, 2 bedrooms and a bathroom on the ground floor plus landing, lounge with balcony off and kitchen to the first floor. Outside small fore-garden, rear garden with decked area, plus spiral staircase to the balcony and rear parking.

Double glazed windows and gas fired central heating are installed.

Ideal property for first time buyer, second home or investment property, being located near to Lancaster Hospital.

Available for immediate occupation with no onward chain, in need of some improvements but offers huge potential.

Lancaster is a thriving university city with a wide range of independent shops, restaurants and amenities, road and rail links and within easy access to the Lake District and further afield.

### ACCOMMODATION COMPRISES:

#### Ground Floor:

Entrance Hall, 2 Bedrooms, Bathroom.

#### First Floor:

Landing, Lounge, Kitchen.

#### Outside

Fore-garden, Balcony, Rear Garden, Unrestricted Street Parking.

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall:

6'2" x 16'0" (1.88 x 4.87) Inclusive of Shower room.

Part glazed upvc external entrance door, staircase to the first floor, radiator, access to 2 bedrooms and bathroom.

##### Bedroom 1: Rear

9'2" x 12'4" (2.79 x 3.75) plus lobby

With upvc double glazed window, range of built in wardrobes, and radiator.





### **Bedroom 2: Front**

6'6" x 10'6" (1.98 x 3.20)

With upvc double glazed window, and radiator.

### **House Bathroom:**

6'6" x 6'9" (1.98 x 2.05)

With 3-piece coloured bathroom suite comprising bath with shower over off the system, pedestal wash hand basin, WC, radiator, upvc double glazed window, tiled floor, tiled walls to dado.



### **FIRST FLOOR:**

#### **Landing:**

3'0" x 6'1" (0.91 x 1.85)

Glazed inner doors to lounge and kitchen.



#### **Lounge:**

13'0" x 11'0" (3.96 x 3.350 plus 3'4" x 6'8" (1.01 x 2.03) recess.

Double glazed aluminium door to the balcony, wood flooring, radiator, upvc double glazed window.

#### **Kitchen:**

9'10" x 8'5" (2.99 x 2.56)

Range of base units with complementary worksurfaces, wall units, gas hob, electric oven, extraction hood, white sink with mixer taps, upvc double glazed window, gas fired central heating boiler, radiator, tiled floor, large bulkhead cupboard.



#### **OUTSIDE:**

Small fore-garden, unrestricted street parking, first floor balcony with staircase to the rear garden, rear enclosed garden with decked area, waterfall/pond, spiral staircase. Parking space



**Directions:**

From Lancaster Royal Infirmary need down the A6 towards Preston, Chilton Court is approximately 3 minutes away by car and is located on the right-hand side a for sale board is erected.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

All mains' services are connected to the property.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available.

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that the risk of flooring is very low.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

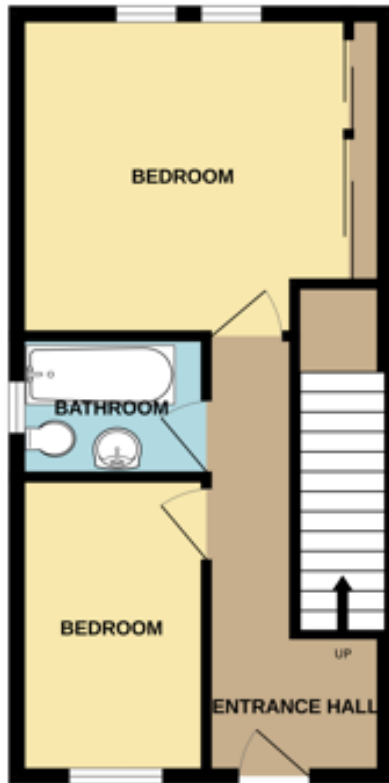
Lancaster City Council  
Revenue Services  
PO Box 4  
Town Hall  
Lancaster  
LA1 1QR

Council Tax Band 'B'

15 Chiltern Court LANCASTER LA1 4TP		Energy rating <b>C</b>
Valid until 19 April 2036	Certificate number 0330-2764-0640-2396-5105	
Property type	Semi-detached house	
Total floor area	61 square metres	



GROUND FLOOR  
293 sq. ft. (27.0 sq. m.) approx.



1ST FLOOR  
290 sq. ft. (27.0 sq. m.) approx.



TOTAL FLOOR AREA: 583 sq. ft. (53.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place  
Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings  
15 Main Street High Bentham  
Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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