



78 Clarendon Road, Lancaster,
LA1 2DQ

78 Clarendon Road, , Lancaster

The property at a glance

2  1  1 

- Charming Terraced Property
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Lovely Rear Garden
- Popular Residential Location
- Tenure: Freehold
- Property Banding: A
- EPC: C
- New Roof - June 2024!



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£115,000

Get to know the property

Nestled on the charming Clarendon Road in Lancaster, this delightful mid-terraced house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space.

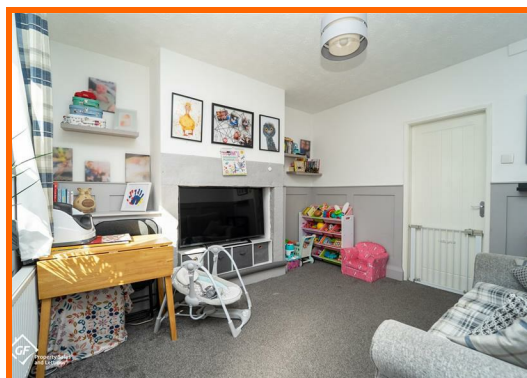
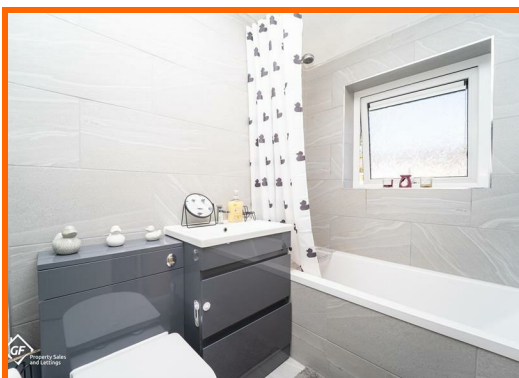
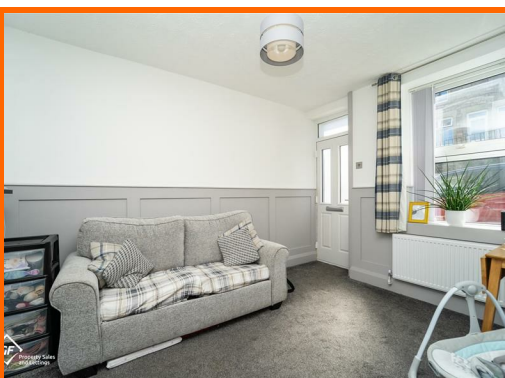
Upon entering, you are welcomed into a cosy lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is functional and offers ample space for culinary pursuits, making it a delightful area for family meals or casual dining.

One of the standout features of this property is the lovely enclosed rear garden. This outdoor space is perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding with a good book. It provides a private retreat away from the hustle and bustle of daily life.

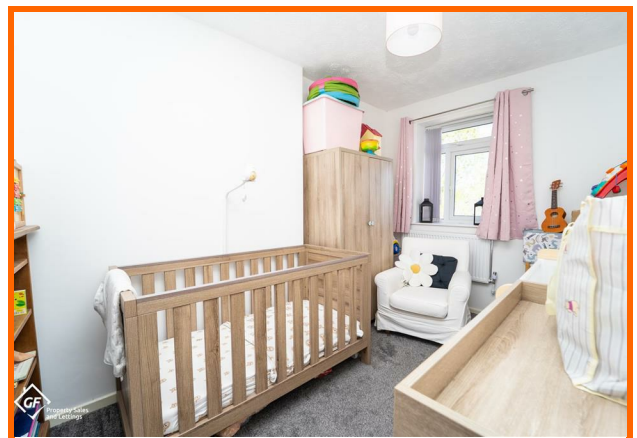
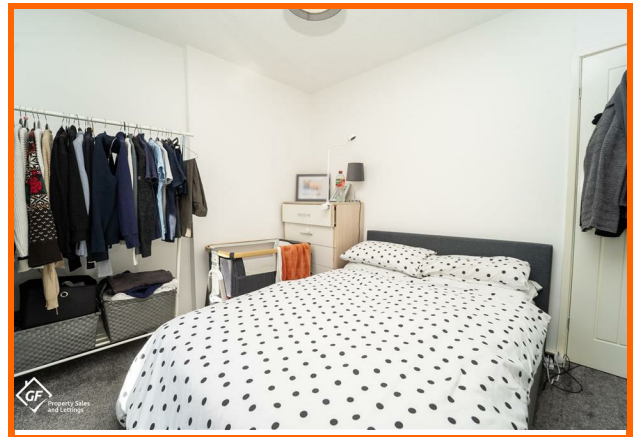
The location of this home is particularly advantageous, with excellent schools, transport links, and a variety of amenities just a stone's throw away. Whether you need to commute to work or wish to explore the vibrant local community, everything you need is within easy reach.

In summary, this mid-terraced house on Clarendon Road presents a wonderful opportunity for those looking to settle in a friendly neighbourhood in Lancaster. With its two double bedrooms, inviting lounge, practical kitchen, and charming garden, it is a property that truly feels like home.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



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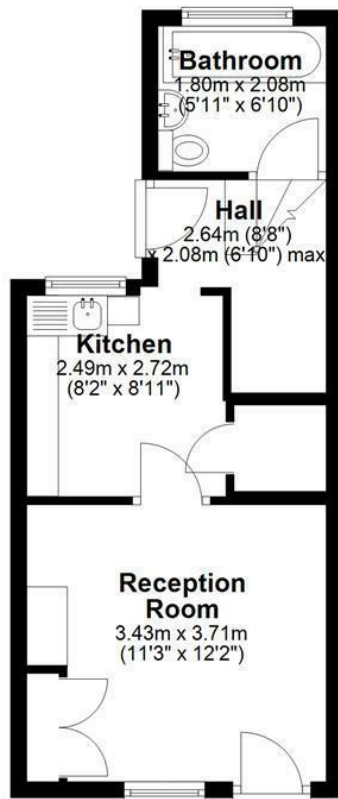
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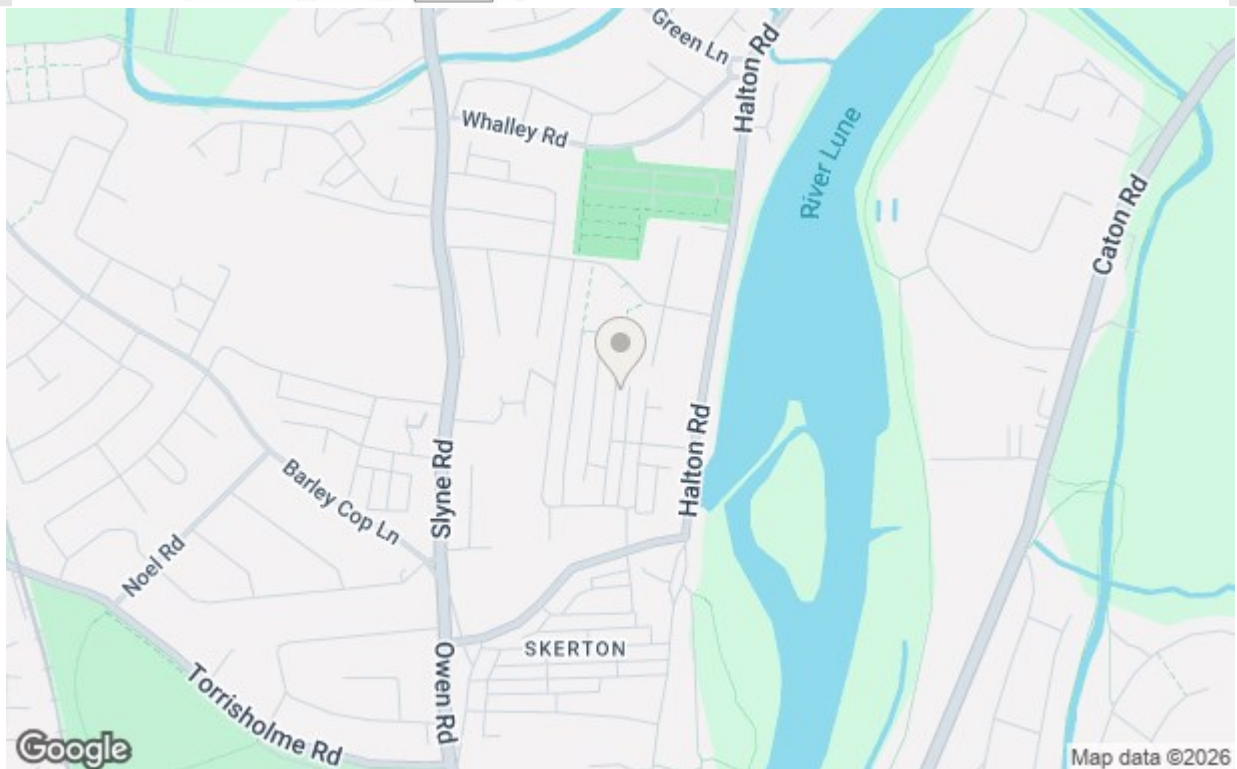
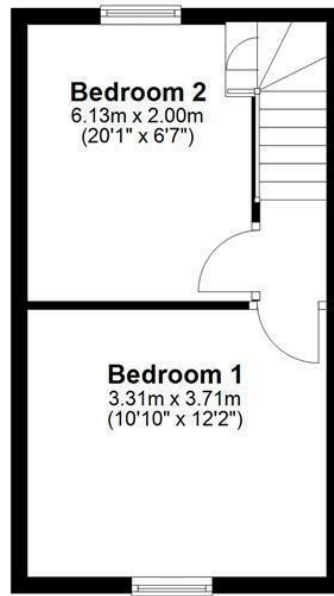
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			