



**3 Bed
House - Terraced
located in**

Jennings
estate agents

7 Hastings Road
Lancaster
LA1 4TH



£200,000

Jennings Estate Agents are delighted to welcome to the market, this wonderful mid-terraced property. Located within a popular residential location. Close to local amenities, bus route and only a short walk into the city centre.

The property features; entrance hallway and lounge with a large bay window to the front aspect. The kitchen diner is located to the rear, with a uPVC door leading to the enclosed rear garden. To the first floor are three good sized bedrooms and modern three piece bathroom suite. Externally the property has a well presented enclosed rear garden, with a large decking area, flower beds and garden shed.

Viewings are highly recommended, so please contact the office on, or email us on office@jeagent.com

Entrance Hall

Double glazed uPVC entrance door. Double radiator. Stairs leading to the first floor landing. Door leading to-

Lounge

16'0" x 12'8"

Double glazed uPVC bay window, to the front aspect. Gas fire with a wooden surround and marble hearth. Double radiator. Door leading to-

Kitchen Diner

8'0" x 15'11"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Electric oven, four ring electric hob and stainless steel extractor. Integrated fridge and freezer. Space for a dishwasher and washing machine. Double radiator. Two uPVC double glazed windows and uPVC door, leading to the rear garden. Under stairs storage cupboard.

First Floor Landing

Access to the loft space.

Master Bedroom

9'10" x 13'3"

Double glazed uPVC window to the front aspect. Double radiator. Exposed wooden flooring. Coving to the ceiling.

Bedroom Two

8'0" x 11'4"

Double glazed uPVC window to the rear aspect. Radiator. Exposed wooden flooring. Coving to the ceiling.

Bedroom Three

8'4" x 7'10"

Double glazed uPVC window to the rear aspect. Radiator.

Bathroom

Modern three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Heated towel rail.

External

Nicely presented enclosed rear garden with a large decking area, stone chippings, flower bed and garden shed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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:
Council Tax Band: B

DIRECTIONS

CONTACT

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