



- Terraced Home
- Well-Presented Throughout
- Modern Kitchen
- Desirable Location

- Three Bedrooms
- Two Reception Rooms
- Private Rear Garden
- Sold With No Onward Chain

Allison Street, Lincoln, LN1 1PX  
£180,000





Starkey&Brown are delighted to present this well-presented, three-bedroom terraced property positioned on Allison Street within the highly sought-after West End area of Lincoln. The property is offered with no onward chain and combines spacious living within a sought-after location, making it an ideal purchase for first-time buyers, professionals, families, or investors. The property briefly comprises an entrance hall leading into the main living room positioned to the front aspect of the house. There is also a separate dining room which flows seamlessly into the modern fitted kitchen, creating a practical and sociable space. Beyond the kitchen, there is a lobby area and a ground-floor, three-piece suite bathroom. To the first floor, there are three bedrooms with the master bedroom benefiting from an over-stairs storage cupboard (giving access to the loft) and a built-in wardrobe. Externally, the property has a private, enclosed rear garden offering both lawn and patio seating areas, providing an excellent outdoor space for privacy and relaxation. To the front of the property, there is nearby permit-controlled on-street parking. Further benefits include gas central heating and uPVC double glazing throughout. Allison Street is located within Lincoln's desirable West End area, which has close proximity to local amenities and is within easy walking distance of Lincoln city centre, the University of Lincoln, and West Common. There are nearby excellent schools, independent cafes, restaurants, and shops nearby. This location offers the perfect balance of city living as well as open green spaces, making it one of Lincoln's most desirable residential areas. Council tax band: A. Freehold.



Access is through a newly-installed uPVC door leading into:

### Entrance Hall

Features a staircase to the first floor and access to the living room and dining room.

### Living Room

11' 8" x 11' 4" (3.55m x 3.45m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, coved ceiling, and a radiator.

### Dining Room

12' 2" x 11' 4" (3.71m x 3.45m)

Having a uPVC double-glazed window to the rear, laminate flooring, coved ceiling, radiator, and an under-stairs storage cupboard. Leads into the kitchen.

### Kitchen

11' 9" x 6' 10" (3.58m x 2.08m)

Having a range of matching base and wall units with countertops, a four-ring induction hob with an overhead extractor fan, an integrated double oven, and an integrated dishwasher. Includes space for a fridge-freezer, a stainless steel sink with a mixer tap, a tiled splashback, vinyl flooring, a uPVC double-glazed window to the side aspect, and space and plumbing for a washing machine.

### Rear Lobby

A storage cupboard containing the Worcester Bosch boiler. Leads into the bathroom.

### Bathroom

A three-piece suite comprising a low-level WC, a wash hand basin, and a panelled bath with an overhead shower. Features vinyl flooring, fully tiled walls, a chrome radiator/towel rail, and a uPVC frosted window to the side aspect.

### First Floor Landing

Carpet flooring provides access to all three bedrooms.

### Bedroom 1

12' 2" x 11' 4" (3.71m x 3.45m)

A uPVC double-glazed window to the rear, carpet flooring, a radiator, an over-stairs storage cupboard, and a built-in wardrobe.

### Bedroom 2

9' 9" x 8' 0" (2.97m x 2.44m)

Having a uPVC double-glazed window to the front aspect, carpet flooring, and a radiator.

### Bedroom 3

11' 10" x 6' 8" (3.60m x 2.03m)

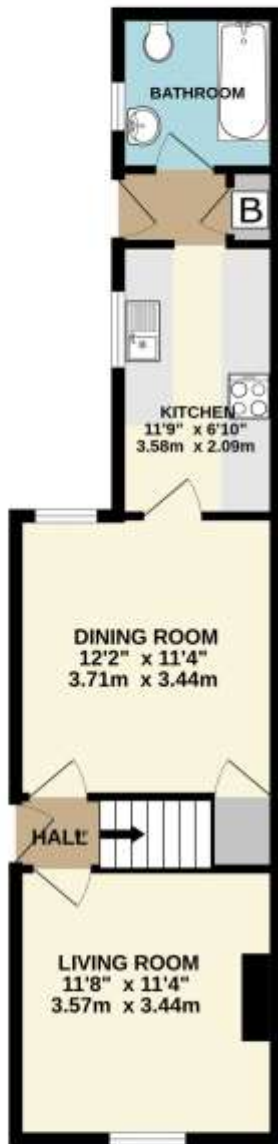
Having a uPVC double-glazed window to the front aspect, carpet flooring, and a radiator.

### Outside Rear

A private enclosed garden featuring a lawn area, a patio seating area, planted borders, an outside tap, and a lockable gate providing access to the side passage.



GROUND FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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 error, omission or mis-statement. 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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