

29 Cavendish Street, Lancaster, Lancashire, LA1 5QA



£165,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Charming Two-Bedroom Mid-Terrace Home!

This well-presented mid-terrace offers excellent flexibility as either a comfortable family home or an attractive residential or student investment opportunity.

The property features two double bedrooms and two generous reception rooms, providing ample living space. A large cellar/utility room offers excellent storage and practical access to the rear, where you'll find a surprisingly spacious yard with plenty of potential.

Compliant with Article 4 regulations, the property can be used as a student HMO, standard residential let or as a well-located home.

Situated just a 10-minute walk from Lancaster city centre, the house is ideally placed for access to local schools, shops, restaurants, and amenities. Excellent transport links via road and rail make it convenient for professionals commuting to the hospital, university, or further afield.

Entrance Vestibule

Tiled flooring, door to hallway

Entrance Hallway

Original coving, stairs to the first floor, carpeted flooring, radiator.

Lounge

Double glazed bay window to front, built in cupboards, carpeted flooring, radiator.

Dining Room

Double glazed window to rear, wall mounted flame effect electric fire, built in storage cupboards, carpeted flooring, radiator, door to cellar.

Kitchen

Double glazed window to side, range

of matching wall and base units with complimentary work surfaces, four plate electric hob and oven, extractor hood, stainless steel sink, space for fridge/freezer, laminate flooring.

Cellar/Utility

Plumbing for washing machine and dryer, power and light, consumer unit, door to yard.

First Floor Landing

Access to loft, walk in storage cupboard, carpeted flooring.

Bedroom Two

Double glazed window to front, built in wardrobes, carpeted flooring, radiator.

Bedroom Three

Double glazed window to rear, built in storage cupboard, radiator, carpeted flooring.

Bathroom

Double glazed frosted window to rear, panelled bath with Triton electric shower, hand basin, extractor fan, vinyl flooring, radiator, W.C.

Outside

Brick built storage shed housing the Ideal gas boiler, patio area and second storage shed.

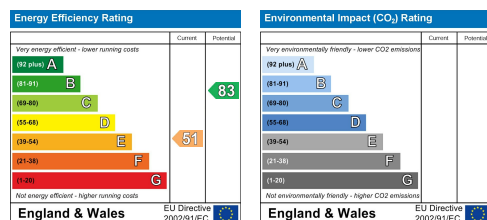
Useful Information

Tenure- Freehold

Council Tax Band (A) £1505.37

Water meter - No

Brand new boiler with 10 year guarantee.

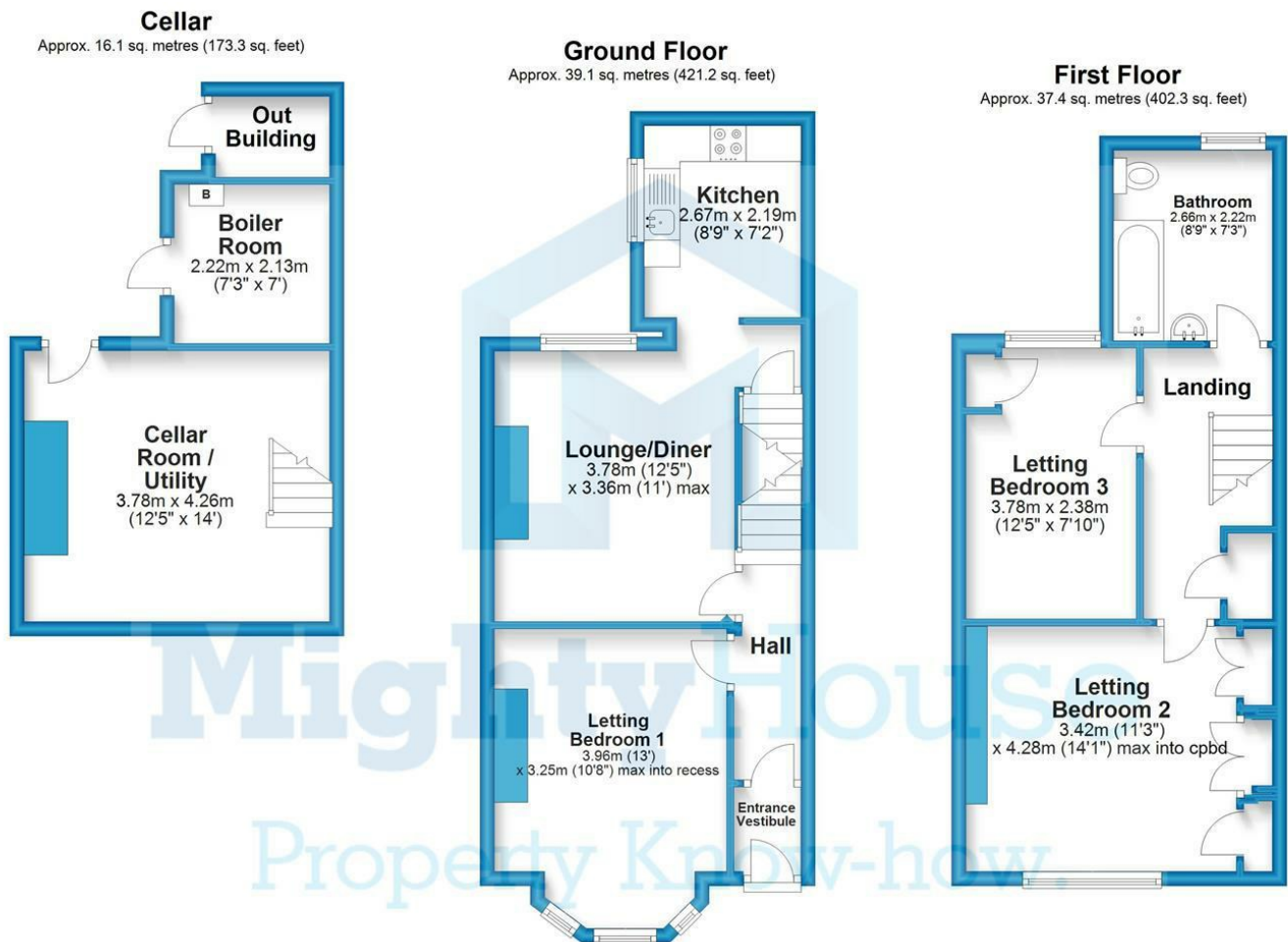


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Total area: approx. 92.6 sq. metres (996.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect to consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Cavendish Street