



**2 Bed  
House - Mid Terrace  
located in**

**Jennings**  
estate agents 

**30 Park Road**  
**Lancaster**  
**LA1 3EJ**



**£900 Per month**

This mid-terrace house, on Park Road, in Lancaster offers a wonderful opportunity for those seeking a comfortable and convenient home. With two well-proportioned reception rooms, the property provides ample space for both relaxation and entertaining. The two bedrooms are ideal for a small family or for those looking to have a guest room or home office.

The bathroom is thoughtfully designed, catering to the needs of modern living. The layout of the house promotes a sense of flow, making it easy to navigate between the living areas and bedrooms.

Located in a desirable area of Lancaster, this property benefits from close proximity to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are a first-time buyer or looking to downsize, this home presents a fantastic opportunity to enjoy the vibrant community that Lancaster has to offer.

With its practical layout and prime location, this mid-terrace house is a must-see for anyone looking to make a new home in this charming city.

**Vestibule**

Double glazed uPVC door. Door leading to -

**Lounge**

11'12" (R) x 7'12" (Max)

Double glazed uPVC window to the front. Gas fire with a marble hearth and wooden surround. Double radiator. Stairs leading to the first floor landing.

**Dining Room**

10'11" x 11'6"

Log burner with a stone mantel. Stairs leading down to the cellar. UPVC door leading to the rear garden. Double radiator. Door to -

**Kitchen**

7'9" x 5'7"

Fitted kitchen with a range of wall and base units comprising: stainless steel sink unit, electric oven and a four gas hob. Free standing washing machine and integrated fridge. Double glazed uPVC window to the side and rear.

**First Floor**

**Master Bedroom**

10'10" x 9'7"

Double glazed uPVC window to the front. Radiator. Fitted storage cupboard.

**Bedroom Two**

5'9" x 11'9"

Double glazed uPVC window to the rear. Radiator. Fitted wardrobe.

**Bathroom**

Modern three piece suite incorporating: bath, overhead shower, wash hand basin and a low level WC. Tiled walls and flooring. Heated towel rail. Double glazed uPVC window to the rear.

**Exterior**

**Rear Garden**

Paved patio with decorative stone chippings and plants.

**Cellar**


8'7" x 10'11"

Free standing fridge and freezer.

**Additional Information**

We strive to make our lettings brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the lettings particulars. Fixtures may be available by separate negotiation. Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:**  
**Council Tax Band: A**

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

