



**3 Bed
House - Semi-Detached
located in Lancaster**

Jennings
estate agents

6 St. Pauls Drive

Lancaster

LA1 4SR



Asking price £235,000

Jennings Estate Agents are delighted to welcome to the market, this wonderful, three bedroom, family home. The property requires updating; the downstairs layout could be redesigned to fully utilise the view to the front of the property. This property would make a wonderful family home.

The property features; open plan entrance hallway to the front; leading into the dining room. The lounge and kitchen are currently positioned to the rear of the property. Stairs leading to the first floor landing, where you will find three bedrooms and a shower room. Externally the property has a large tiered garden, and potential space for off road parking/garage (subject to planning).

Viewings are highly recommended, so please contact the office for further details, and to book an appointment to view this magnificent family home.

Entrance Hall

12'6" x 6'9"

Single glazed window to the front, and uPVC entrance doorway. Stairs leading to the first floor landing. Electric wall heater. Open plan to-

Dining Room

13'5" x 10'10"

(int bay)

Double glazed bay window overlooking the front garden. Gas fire and tiled hearth.

Lounge

13'9" x 11'10"

(into recess)

Double glazed uPVC window to the rear and single glazed window to the side. Gas fire with marble surround. Electric wall heater. Coving to the ceiling.

Kitchen

10'3" x 7'11"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit. Free standing cooker with four ring electric hob. Space for a fridge freezer and washing machine. Single glazed window and uPVC door leading to the rear garden.

First Floor

First Floor Landing

Access to the loft space.

Master Bedroom

11'7" x 9'3"

(plus wardrobes)

Double glazed uPVC window to the front aspect. Fitted wardrobes.

Bedroom Two

11'2" x 10'10"

Double glazed uPVC window to the rear aspect.

Bedroom Three

7'12" x 8'10"

(into recess)

Single glazed window to the front aspect.

Shower Room

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed window to the rear aspect.

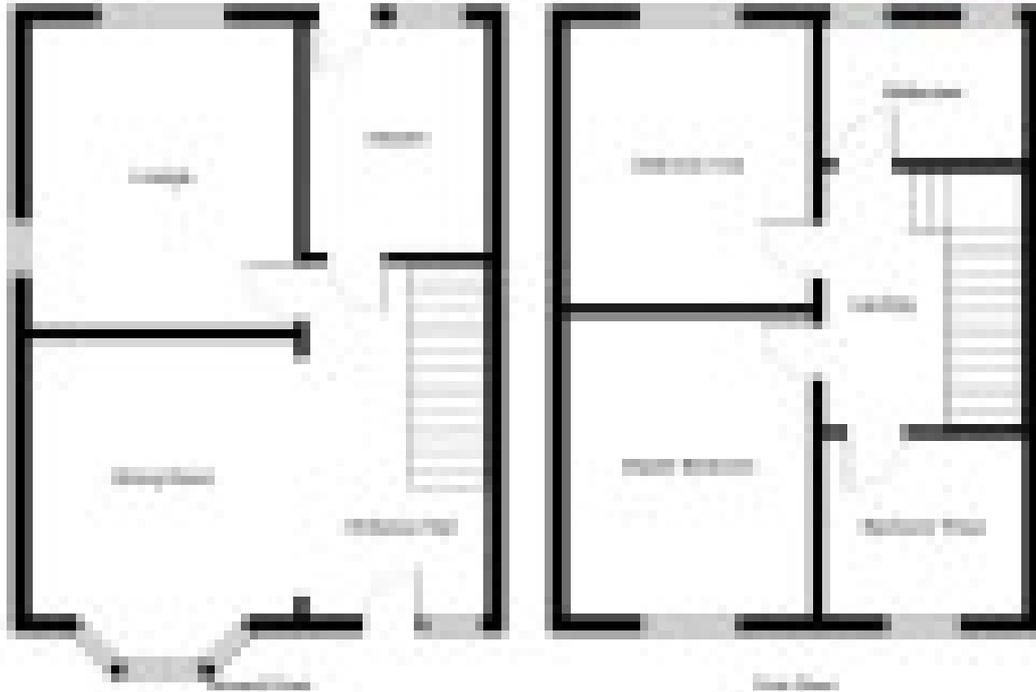
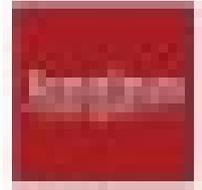
Exterior

External

A large tiered front garden split over four levels. Low maintenance with paved patio area and stone chippings. Potential space to the bottom of the garden for a large garage. (subject to planning).

The rear garden is mainly paved and offers flowerbeds and a pathway leading to the front garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E
Council Tax Band: B

DIRECTIONS

CONTACT

50 North Road
Lancaster
LA1 1LT

E: office@jeagent.com

T: 01524 926007

jeagent.com

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