



**3 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents 

## 2 Hills Court Mainway

Lancaster

LA1 2AX



3



1



1



C

£950 Per month

We are delighted to offer for rental, this spacious three bedroom townhouse. The property is set in a fantastic position, with views overlooking the River Lune, and only a short walk into town.

The property features; entrance hall and large reception room with bay window and gas fire. Large kitchen diner which is open plan to the sun room. To the first floor are three bedrooms, with the master bedroom having fitted wardrobes. Modern three piece shower room.

Front garden with raised flower bed and pathway leading to the entrance doorway. Low maintenance rear garden with paved patio and gated access to the allocated parking space.

### Entrance Hall

Double glazed uPVC entrance doorway. Stairs leading to the first floor landing. Laminate flooring. Door leading to-

### Lounge

13' x 12'4"

(into recess)

Double glazed uPVC bay window to the front, with views overlooking the River Lune. Gas fire with wooden surround. Double radiator. Door leading to-

### Kitchen Diner

9'5" x 15'8"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Freestanding cooker, space for a fridge freezer and washing machine. Double glazed uPVC window to the rear aspect. Under stairs storage cupboard. Radiator. Open plan to-

### Sun Room

7'3" x 5'3"

(into recess)

Double glazed windows and uPVC door leading to the rear garden.

### First Floor

#### First Floor Landing

Radiator and storage/airing cupboard with a radiator.

#### Master Bedroom

9'7" x 11'11"

Double glazed uPVC window to the front with views overlooking the River Lune and towards Lancaster. Fitted wardrobes. Radiator.

#### Bedroom Two

8'10" x 8'5"

Double glazed uPVC window to the rear aspect. Radiator.

#### Bedroom Three

5'10" x 6'11"


Double glazed uPVC window to the rear aspect. Radiator.

#### Shower Room

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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: C**  
**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)

