



**2 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents

**24 Golgotha Road**

**Lancaster**

**LA1 3AA**



**Asking price £185,000**

This delightful terraced house on Golgotha Road in Lancaster offers a perfect blend of comfort and convenience. Two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The two bedrooms are inviting and provide a peaceful retreat, ideal for rest after a long day. The property also features an office, which makes this a perfect property if you work from home.

The four piece bathroom suite is thoughtfully designed, catering to all your needs. The layout of the house promotes a sense of openness, making it feel larger than its size suggests.

The location is particularly advantageous, with easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This property presents an excellent opportunity for first-time buyers or those looking to downsize, offering a welcoming atmosphere in a vibrant community.

With its appealing features and prime location, this terraced house is a wonderful choice for anyone seeking a new home in Lancaster. No Upper Chain.

### **Vestibule**

Entrance door with a stained glass window above. Door leading to -

### **Hall**

Stairs leading to the first floor landing. Radiator. Door leading to-

### **Dining Room**

12'8" x 12'4"

Double glazed sash window to the rear aspect. Decorative wooden panelled wall and a wooden display aga with a wooden surround. Double radiator. Original tiled flooring. Opening leading to-

### **Lounge**

14'3" (Bay) x 11'10" (R)

Single glazed bay window to the front aspect. Gas fire with a marble hearth. Exposed wooden flooring. Fitted cupboards and shelving. Decorative coving to the ceiling.

### **Kitchen Diner**

18" x 8'4"

Fitted kitchen with a range of wall and base units incorporating: stainless steel sink unit with space for a fridge freezer, freestanding cooker, washings machine and dishwasher. Double glazed uPVC windows to the side and rear. Double glazed door to the rear yard. Double radiator. Understairs storage.

### **First Floor**

#### **First Floor Landing**

Storage cupboard. Steps leading to the loft space.

#### **Master Bedroom**

11'1" x 14'11"

Double glazed uPVC window to the front. Fitted wardrobe with sliding doors. Two radiators.

#### **Bedroom Two**

12'8" x 9'1"

Double glazed sash window to the rear. Radiator.

#### **Office**

5'7" x 5'11"

Single glazed window to the side aspect. Radiator. Storage cupboard housing the boiler.

#### **Bathroom**

Four piece suite comprising: bath, double shower cubicle, vanity unit and a low level WC. Double glazed uPVC sash window to the rear aspect. Double radiator.

### **Second Floor**

#### **Loft Space**

14'3" x 8'11"

Double glazed uPVC window to the rear and two Velux windows to the front. Fitted drawers, pull down table and eaves storage.

### **Exterior**

#### **Rear Yard**

Enclosed rear yard with gated access to the rear.

### **Additional Information**



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Golgotha Road, Lancaster, LA1 3AA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating:**  
**Council Tax Band: B**

**DIRECTIONS**

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