



3 Buttermere Court  
Lancaster, LA1 3NF

House - End Terrace

Price Guide

£180,000

# 3 Buttermere Court Lancaster, LA1

House - End Terrace

**MIGHTYHOUSE**  
ESTATES

## Overview

- END TERRACE
- THREE DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- CLOSE TO THE CITY CENTRE
- GOOD TRANSPORT LINKS
- WELL PRESENTED THROUGHOUT
- WONDERFUL LOUNG/DINER WITH VIEWS
- PRIVATE PARKING
- EXCELLENT LOCAL AMENITIES
- LOVELY LOCATION

## Selling your home?

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### Entrance Hallway

Stairs to the first floor, understairs storage cupboard, tiled and laminate floor, radiator.

### Lounge/Diner

Double-glazed patio doors lead onto the garden with outstanding views over Lancaster and beyond to Morecambe Bay, double-glazed window to the side, space for a table and chairs, radiator and laminate floor.

### Kitchen

Double-glazed windows to the side and rear, a range of matching wall and base units, stainless steel sink, space for fridge/freezer, four ring gas hob and electric oven, combi boiler, plumbing for washing machine, radiator, tiled floor.

### Bedroom One

Double-glazed window to the front, laminate floor, radiator.

### Bathroom

Double glazed frosted window to side, panelled bath with shower attachment, wash hand basin, tiled floor, radiator, W.C.

### First Floor Landing

### Bedroom Two

Double-glazed velux window and double-glazed window to the side, built-in wardrobes, carpeted floor, radiators, under eaves storage space and door to the dressing room/office, access to the loft.

### Dressing Room/Office

Double glazed velux window, built-in storage cupboard, carpeted floor. This is a very versatile room currently used as an office but would also make a great en-suite subject to any necessary planning.

### Bedroom Three

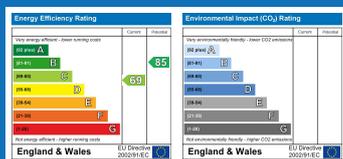
Double glazed velux window, carpeted floor, radiator.

### Outside Gardens

Allocated parking space to the front with a gate to access the front garden and patio area, side and rear gardens, summer house, water tap.

### Useful Information

Tenure Freehold  
Council Tax Band (A ) £1,605



**Lancaster Office:** 53A Market Street, Lancaster, Lancashire, LA1 1JG

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.