

HOUSECLUB
ESTATE AGENCY

29 Elgin Street, Lancaster, LA1 3DG

£160,000









Inside The Home

The property welcomes you into a beautifully presented living room, featuring attractive Karndean flooring and offering a stylish yet comfortable space in which to relax and unwind. Leading through to the newly installed kitchen, you will find a superbly appointed space, fitted with a contemporary range of wall and base units, complemented by stylish work surfaces and a selection of integrated appliances. These include a four-ring Samsung induction hob with extractor above and Samsung oven below. Further provisions include space for a fridge freezer, plumbing for a washing machine and space for a dishwasher. Filled with natural light and finished to a high specification, the kitchen offers both practicality and style.

The kitchen flows beautifully into a dedicated dining area, providing the perfect setting for family meals and entertaining. UPVC double-glazed doors open directly onto the enclosed rear yard, offering a pleasant outdoor space to enjoy.

Completing the ground floor is a newly installed bathroom, finished to complement the home's contemporary styling. A particularly noteworthy feature is the extensive thermal upgrading undertaken, with all ground floor excavated and relaid to allow for improved insulation. This has contributed towards achieving an EPC rating of C, helping to improve energy efficiency and reduce running costs – an excellent benefit for both owner-occupiers and those looking to start or expand a rental portfolio.

To the first floor, the property continues to impress with two spacious bedrooms, both beautifully presented with plush fitted carpets and immaculate decor, creating comfortable and inviting spaces to relax and unwind.

The quality of renovation extends well beyond the property's attractive cosmetic finish. The home has undergone an extensive programme of improvements, with all walls taken back to brick. The works include a complete rewire, new plumbing, fresh plaster throughout, newly installed kitchen and bathroom, and replacement windows and doors throughout. Further enhancements include a new GRP roof to the rear extension, providing additional reassurance for prospective purchasers.

With a No Chain sale and finished to an exceptional standard throughout, this turnkey home is offers purchasers peace of mind, purchasing a popular home in a sought after area.

Let's Take A Closer Look At The Area

Situated in the popular Moorlands area of south of Lancaster, this home enjoys a superb location with the city centre, University of Cumbria and Royal Lancaster Infirmary all within walking distance. The iconic Williamson Park and Ashton Memorial sit proud above the Lancaster Skyline, while the beautiful Forest of Bowland - Area of Outstanding Natural Beauty, are just a short drive away. The area is well served by excellent primary and secondary schools, including Lancaster's renowned Grammar Schools, with Lancaster University easily accessible by bus. Excellent transport links are also on hand, with Junctions 33 and 34 of the M6 both just a short drive away and Lancaster Train Station providing access to the West Coast Mainline.

Let's Step Outside

Externally, to the front of the property, on street parking is provided. To the rear, an enclosed yard can be found, providing a beautiful space for a small table and chairs and potted plants, providing the ideal spot to enjoy a morning coffee.

Services

The property is fitted with a newly installed gas central heating boiler, and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA630232.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band C. For more information, please see online or contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase







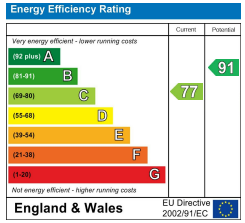






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Total Area: 51.7 m² ... 557 ft²



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