



**3 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents 

**7 Hastings Road**  
**Lancaster**  
**LA1 4TH**



**£200,000**

Jennings Estate Agents are delighted to welcome to the market, this wonderful mid-terraced property. Located within a popular residential location. Close to local amenities, bus route and only a short walk into the city centre.

The property features; entrance hallway and lounge with a large bay window to the front aspect. The kitchen diner is located to the rear, with a uPVC door leading to the enclosed rear garden. To the first floor are three good sized bedrooms and modern three piece bathroom suite. Externally the property has a well presented enclosed rear garden, with a large decking area, flower beds and garden shed.

Viewings are highly recommended, so please contact the office on, or email us on [office@jeagent.com](mailto:office@jeagent.com)

#### **Entrance Hall**

Double glazed uPVC entrance door. Double radiator. Stairs leading to the first floor landing. Door leading to-

#### **Lounge**

16'0" x 12'8"

Double glazed uPVC bay window, to the front aspect. Gas fire with a wooden surround and marble hearth. Double radiator. Door leading to-

#### **Kitchen Diner**

8'0" x 15'11"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Electric oven, four ring electric hob and stainless steel extractor. Integrated fridge and freezer. Space for a dishwasher and washing machine. Double radiator. Two uPVC double glazed windows and uPVC door, leading to the rear garden. Under stairs storage cupboard.

#### **First Floor Landing**

Access to the loft space.

#### **Master Bedroom**

9'10" x 13'3"

Double glazed uPVC window to the front aspect. Double radiator. Exposed wooden flooring. Coving to the ceiling.

#### **Bedroom Two**

8'0" x 11'4"

Double glazed uPVC window to the rear aspect. Radiator. Exposed wooden flooring. Coving to the ceiling.

#### **Bedroom Three**

8'4" x 7'10"

Double glazed uPVC window to the rear aspect. Radiator.

#### **Bathroom**

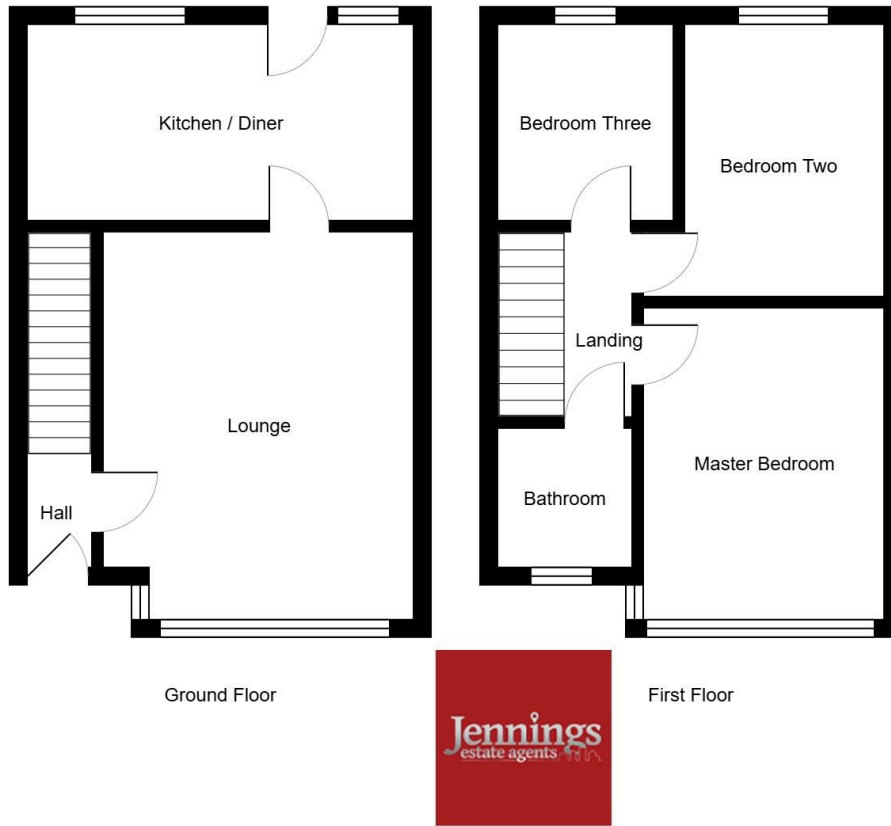
Modern three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Heated towel rail.

#### **External**

Nicely presented enclosed rear garden with a large decking area, stone chippings, flower bed and garden shed.



Hastings Road, Lancaster, LA1 4TF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**DIRECTIONS**

**CONTACT**

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