



22, Newsham
Place, Lancaster, LA1 4DF

22, Newsham Place, , Lancaster

The property at a glance **3** **1** **2**

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Enclosed Rear Yard
- Sought After Location
- Tenure: Freehold
- Property Band: B
- EPC: TBC
- No Upward Chain!

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£165,000

Get to know the property



Welcome to this charming terraced house located in the desirable area of Newsham Place, Lancaster. This property presents an excellent opportunity for investors or those seeking a project.

The house boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The single bathroom is conveniently situated, ensuring ease of access for all residents. The property features two inviting reception rooms, perfect for entertaining or relaxing with loved ones.

One of the standout features of this home is the sunny rear yard, which offers a delightful outdoor space for al fresco dining, or simply enjoying the sunshine. This private area is ideal for unwinding after a long day or hosting gatherings with friends and family.

Situated close to local schools and amenities, this property is perfectly positioned for families and professionals alike. The surrounding area offers a variety of shops, parks, and services, ensuring that all your daily needs are within easy reach.

In summary, this terraced house in Newsham Place is a fantastic opportunity for those looking to invest in a property with great potential or for families seeking a welcoming home in a convenient location. Don't miss the chance to make this lovely house your own.

For further information, please contact the office at your earliest convenience.

Vestibule

Wood double glazed frosted wood door, single glazed window, coving, wood single glazed door, lino floor, wood single glazed frosted door leading to hall.

Hallway

Doors leading to reception room one, reception room two, stairs leading to first floor.

Reception Room 1

UPVC double glazed bay window, coving, picture rail. wall mounted gas fire.

Reception Room 2

Wood single glazed window, smoke alarm, open front gas fire, wood surround and mantle, half door leading to kitchen

Kitchen

Wood single glazed window, tiled splash back, panelled-in wall and base units, space for fridge freezer, stainless steel sink with traditional taps freestanding electric oven, flooring, electric hob, laminate worktops, plumbing for washing machine.

Landing

Smoke alarm, airing cupboard, doors leading into bedrooms 1,2,3 and bathroom, stairs leading to ground floor.

Bathroom

UPVC double glazed frosted window, panelled in bath with traditional taps, low rise WC, pedestal sink with traditional taps.

Bedroom 1

2 x UPVC double glazed windows, coved ceiling.

Bedroom 2

UPVC double glazed window.

Bedroom 3

UPVC double glazed window.

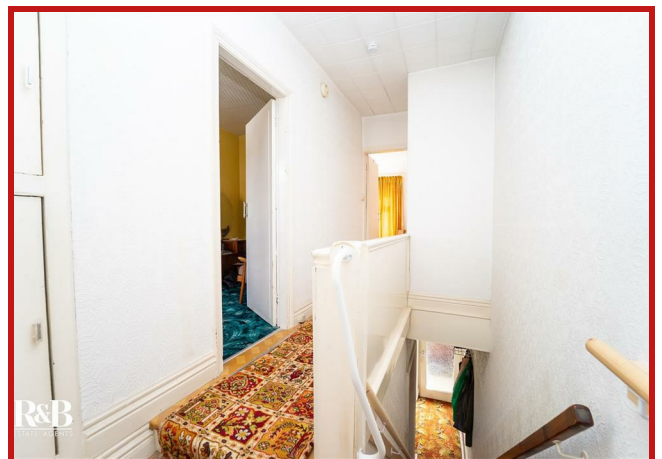
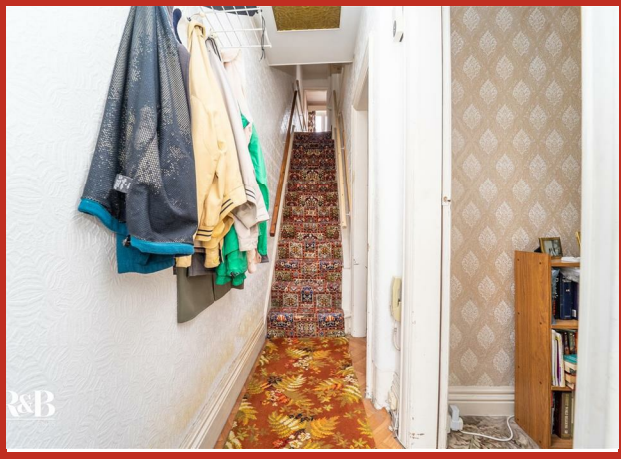
Front

Front concrete pathway.

Rear Yard

Mature shrubs.

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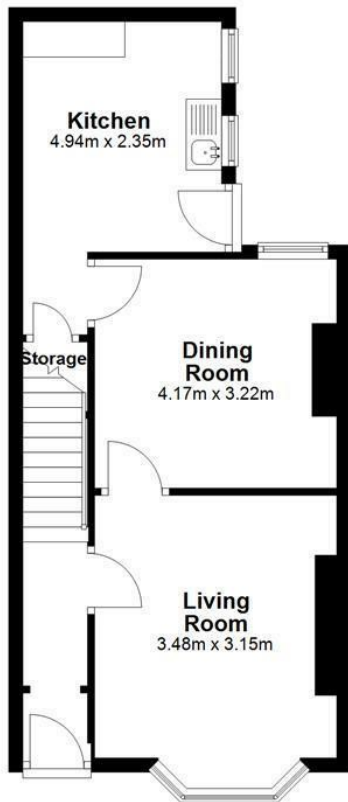
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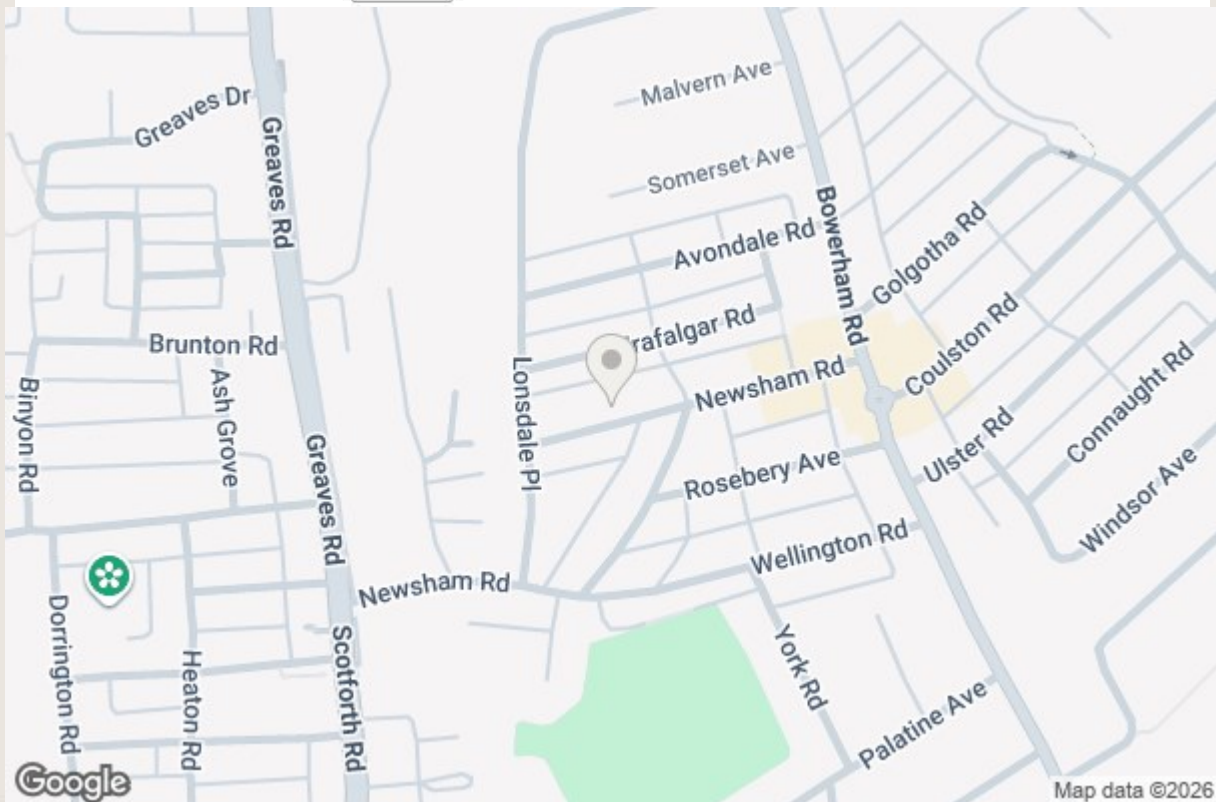
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Take a nosey round

Ground Floor



First Floor



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |