

10 Ash Grove, Lancaster, LA1 4UH



£210,000



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Spacious Three-Bedroom Family Home with Huge Potential in South Lancaster!

Situated in sought-after South Lancaster, close to the hospital, excellent schools and within easy reach of Lancaster city centre, this spacious three-bedroom terraced home is bursting with character and potential.

The ground floor offers two generous reception rooms, providing flexible living and dining space ideal for growing families. To the lower ground floor, a substantial cellar offers fantastic storage and exciting potential for conversion, subject to any necessary consents. The cellar also provides access to the rear yard, which offers valuable off-road parking space.

Upstairs, the property features three well-proportioned double bedrooms and a family bathroom.

With its spacious layout, fantastic location and excellent scope for renovation and improvement, this is a wonderful opportunity for buyers looking to create a long-term family home and truly put their own stamp on a property.

Entrance Hallway

Carpeted, radiator, stairs to first floor.

Lounge



carpeted, large double glazed bay window to front, radiator, gas fire on a tiled hearth.

Dining Room



Carpeted, radiator, large double glazed window to rear, gas fire on tiled hearth.

Kitchen



Laminate flooring, frosted double glazed window to side, double glazed window to rear, radiator, coal fire no longer in use, matching wall and base units with space for freestanding fridge/freezer and freestanding electric hob/oven.

Cellar

Power and lighting, radiator,

Worcester combi boiler, two single glazed windows, access to yard. So much potential to convert this space!

Outside



Outdoor storage room, parking space.

First Floor Landing

Carpeted, storage cupboard with loft access.

Bathroom



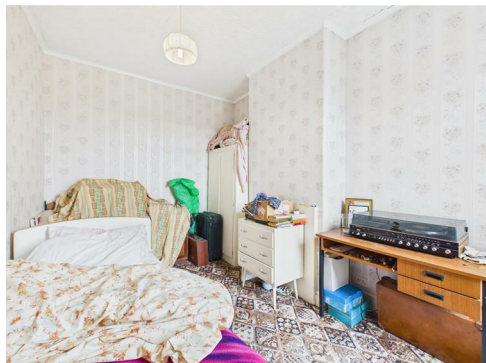
Vinyl flooring, radiator, frosted double glazed window to side, tiled walls, bath with overhead thermostatic shower, wash hand basin and W.C.

Bedroom One



Carpeted, radiator, double glazed window to front.

Bedroom Two



Carpeted, radiator, double glazed window to rear.

Bedroom Three



Carpeted, radiator, double glazed window to rear.

Useful Information

Tenure Freehold

Council Tax Band (B) - £1,914.17

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	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	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

