



**3 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents

**23 Lincoln Road**  
**Lancaster**  
**LA1 5DJ**



3



1



2



E

**Asking price £190,000**

Jennings Estate Agents are delighted to welcome to the market, this three bedroom, mid-terraced, family home. Located within walking distance to Lancaster train station, and the city of Lancaster.

The property features; entrance hallway, with stairs leading to the first floor landing. The lounge is located to the front of the property, it has a bay window and gas fire. The dining room has an open archway leading to the kitchen. To the first floor are three bedrooms and a three piece bathroom suite. Permit street parking to the front and enclosed yard to the rear. NO UPPER CHAIN.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

**Entrance Hall**

Entrance uPVC door, and stairs leading to the first floor landing.

**Lounge**

10'10" x 11'12"

(into recess)

Double glazed uPVC bay window to the front aspect. Gas fire with a wooden surround. Radiator.

**Dining Room**

10'10" x 12'11"

Double glazed uPVC window to the rear aspect. Radiator. Wall mounted gas fire. Open archway leading to-

**Kitchen**

7'2" x 8'9"

Modern fitted kitchen with a range of wall and base units, with contrasting work surface and sink unit. Electric oven, four ring electric hob and extractor fan. Space for a fridge freezer and washing machine. Double glazed uPVC window to the rear, and uPVC door leading to the rear yard.

**Bedroom Three**

7'11" x 7'1"

Double glazed uPVC window to the front aspect. Radiator.

**First Floor**

**First Floor Landing**

Access to the loft hatch.

**Master Bedroom**

10'11" x 11'5"

(into recess)

Double glazed uPVC window to the front aspect. Radiator.

**Bedroom Two**

11'1" x 12'12"

Double glazed uPVC window. Storage cupboard. Radiator.

**Exterior**

**External**

Enclosed yard with a garden shed and gated access to the rear.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC Rating: E**  
**Council Tax Band: A**

#### DIRECTIONS

#### CONTACT

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**Jennings**  
 estate agents