

3 Bedroom Terrace for Sale - £145,000

Newsham Place, Lancaster, LA1 4DF



KEY FEATURES

- Three Bedroom Stone Fronted Property
- Popular Residential Location
- Ideal For An Investor/Landlord
- In Need Of A Full Refurbishment
- Cash Buyers Only
- Three Good Sized Bedrooms
- Outbuilding To The Rear
- No Upper Chain
- Council Tax Band B

Description

Stone fronted three bedroom mid terraced property, located within the popular residential area of Bowerham, Lancaster. Only a short walk away to local shops including a bakery, post office and Spar. This property does require a full refurbishment throughout, but would be a fantastic home when fully finished. We are asking for cash buyers only due to the low Epc rating.

The property features; vestibule, hallway, two reception rooms and kitchen. To the first floor are three good sized bedrooms and a shower room Externally the property has a small front garden and rear yard with an attached outbuilding. Viewings are highly recommended, so contact the office to book your appointment. No Upper Chain.

Ground Floor

Vestibule - Entrance Doorway and coving to the ceiling. Door leading to-

Hallway - Storage heater. Stairs leading to the first floor landing. Door leading to-

Lounge - 10' 9" x 13' 8" (3.28m x 4.19m) (into bay)

Double glazed uPVC bay window to the front aspect. Wall mounted gas fire. Storage heater. Decorative coving to the ceiling.

Dining Room - 13' 10" x 10' 9" (4.24m x 3.29m) (into recess)

Double glazed window to the rear aspect. Wall mounted gas fire. Door leading to-

Kitchen - 8' 4" x 12' 7" (2.56m x 3.85m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a sink unit. Electric oven, four ring electric hob and extractor fan. Space for a fridge freezer and washing machine. Two double glazed windows to the side aspect. Storage heater. Under stairs storage cupboard. Door leading to the rear yard.

First Floor

Landing - Storage heater.

Master Bedroom - 10' 8" x 14' 4" (3.26m x 4.37m) (into recess)

Double glazed uPVC window to the front aspect.

Bedroom Two - 13' 6" x 8' 3" (4.14m x 2.53m) (into recess)

Double glazed window to the rear aspect.

Bedroom Three - 6' 11" x 8' 3" (2.12m x 2.54m) Double glazed window to the rear aspect. Storage heater.

Shower Room - Three piece bathroom suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed window to the side aspect.

Exterior

External - Front garden with pathway leading to the main entrance. Enclosed rear yard with an outbuilding and gate to the rear.

Outbuilding - 6' 3" x 8' 0" (1.92m x 2.44m) Power and light.

Newsham Place, Lancaster



Energy Efficiency Rating				
Score	Energy rating		Current	Potential
92+	A			
81-91	B			86 B
69-80	C			
55-68	D			
39-54	E			
21-38	F		31 F	
1-20	G			

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Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.