

# 3 Bedroom Terrace for Sale - £145,000

Newsham Place, Lancaster, LA14DF





# **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.

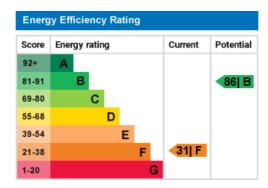
**Shower Room** - Three piece bathroom suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed window to the side aspect.

#### 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.





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