

## 3 Bedroom End Terrace for Sale - £125,000

Cedar Road, Lancaster, LA1 5RJ



### KEY FEATURES

- Three Bedroom End Terraced Property
- Large Reception Room With Electric Fire
- Good Size Kitchen
- French Doors Leading To The Garden
- Three Piece White Bathroom Suite
- Separate WC To The First Floor
- Front And Rear Garden
- No Upper Chain
- Viewings Are Highly Recommended



## Description

We are delighted to offer this end terraced property, located south of the river Lune. The house is being sold with no upper chain, so if you are wanting a quick purchase, then this could be the ideal property for you.

The house features; entrance hallway and good size lounge with electric fire. Large kitchen with a breakfast bar, American fridge freezer and French patio doors leading to the rear garden. Inner hallway with a large storage area and access to the three piece bathroom suite. To the first floor are three good sized bedrooms and a separate two piece WC.

Externally the property has a low maintenance front and rear garden, with space for two large sheds.

Viewings are strongly recommended, so contact the office to book your appointment. No Upper chain.

## Ground Floor

**Entrance Hall** - Entrance doorway and stairs leading to the first floor landing. Radiator. Door leading to-

**Lounge** - 13' 7" x 12' 10" (4.15m x 3.92m) (into recess) Double glazed uPVC window to the front aspect. Wall mounted electric fire. Radiator. Under stairs storage cupboard. Coving to the ceiling. Door leading to-

**Kitchen** - 16' 0" x 7' 8" (4.9m x 2.35m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit and breakfast bar. Double electric oven and four ring electric hob. Large American fridge freezer and space for a washing machine. Double radiator. Double glazed uPVC French doors leading to the rear garden.

**Inner Hall** - Double glazed uPVC door and walk-in storage cupboard. Door leading to-

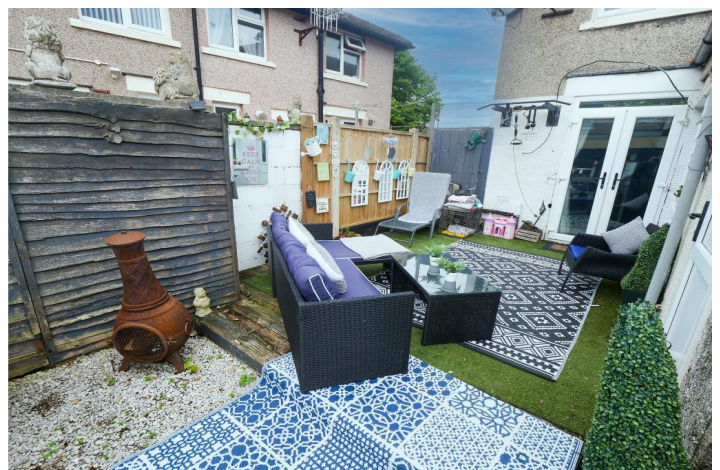
**Bathroom** - Three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Double radiator.

## First Floor

**Landing** - Access to the loft space.

**Master Bedroom** - 10' 9" x 12' 11" (3.3m x 3.96m) Double glazed uPVC window to the front aspect. Exposed wooden floor boards. Double radiator.

**Bedroom Two** - 8' 4" x 14' 7" (2.56m x 4.46m) (into recess) Double glazed uPVC window to the rear aspect. Radiator.





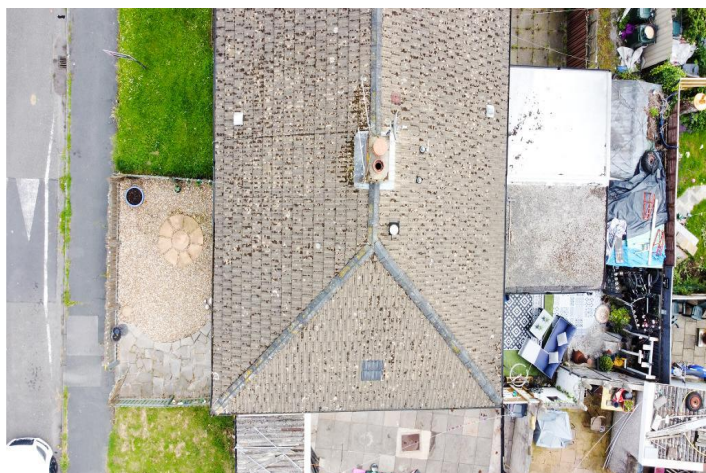
**Bedroom Three - 8' 2" x 7' 5" (2.5m x 2.28m)** Double glazed uPVC window to the rear aspect. Radiator.

**Separate WC** - Two piece suite comprising; wash hand basin and low level WC.

## Exterior

**External** - Low maintenance front garden with stone chippings and paved pathway leading to the front entrance. Enclosed rear garden with artificial grass, patio area and space for a large garden shed. Gated access leading to the front of the property.

**Outbuilding** - 4' 8" x 9' 6" (1.44m x 2.92m) Single uPVC doorway.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	81   B
39-54	E		
21-38	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.