

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-

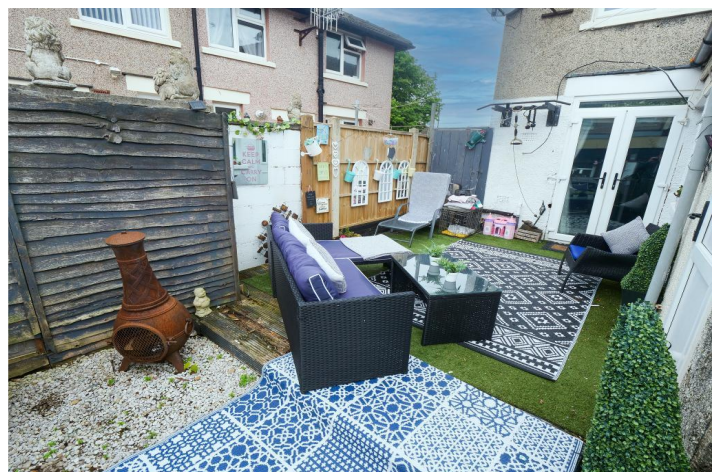
Bathroom - Three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Double radiator.

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.



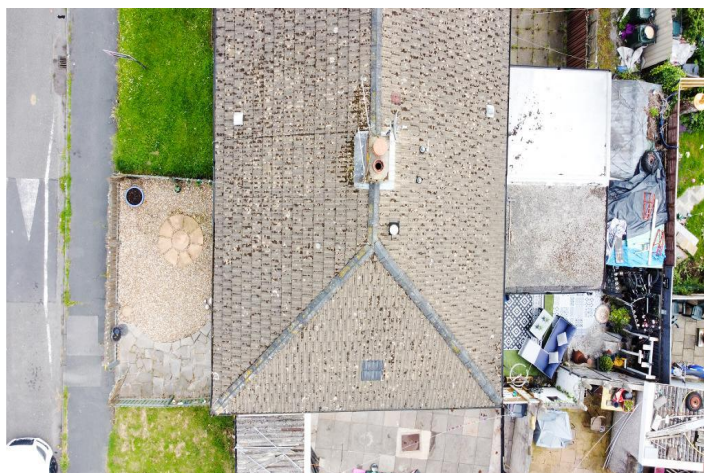
Bedroom Three - 8' 2" x 7' 5" (2.5m x 2.28m) Double glazed uPVC window to the rear aspect. Radiator.

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		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

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.