

2 Bedroom Terrace for Sale - **£140,000**

Aberdeen Road, Lancaster, LA1 3DA



KEY FEATURES

- Two Bedroom Mid-Terrace Property
- Popular Residential Location
- Close To Williamson Park
- Two Reception Rooms
- Separate Kitchen
- Large Bathroom
- Two Double Bedrooms
- Rear yard And Outhouse
- No Upper Chain

Description

We are delighted to bring to the market this stone built mid-terraced property, located on the south side of Lancaster. Only a short walk into the city centre and close to Williamson Park. Ideal for woodland walks, play areas, the iconic Ashton memorial, a cafe and coastal views. This particular property would be ideal for a first time buyer, second home or would make a fantastic rental opportunity. The property features; lounge with access leading to the dining room with stairs leading to the first floor. Kitchen with access leading to the rear yard and outbuilding. To the first floor are two good sized bedrooms and a large three piece bathroom.

Viewings are highly recommended, so contact the office to book your appointment. No Upper Chain.

Ground Floor

Lounge - 10' 9" x 11' 3" (3.28m x 3.43m) (into recess) Double glazed uPVC window and entrance doorway. Meter cupboard. Radiator. Under stairs storage cupboard.

Dining Room - 11' 2" x 11' 4" (3.42m x 3.46m) (into recess) Double glazed window to the rear aspect. Stone fireplace. Radiator. Stairs leading to the first floor landing.

Kitchen - 7' 5" x 6' 7" (2.27m x 2.01m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven and extractor fan. Double glazed window to the rear aspect. Space for a fridge. Door leading to the rear yard.

First Floor

Master Bedroom - 11' 2" x 11' 3" (3.42m x 3.43m) Double glazed window to the rear. Storage cupboard housing the boiler. Radiator. Pull down ladder leading to a large boarded loft. Potential for additional living/storage.

Bedroom Two - 8' 5" x 10' 9" (2.59m x 3.3m) Double glazed uPVC window to the front aspect. Radiator.

Bathroom - 8' 1" x 9' 3" (2.48m x 2.84m) Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Space for a washing machine. Radiator.

Exterior

External - Enclosed rear yard with a raised flower bed.

Outhouse - 2' 5" x 8' 10" (0.74m x 2.71m) Entrance wooden door, single glazed window and electric.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
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.