

## 3 Bedroom End Terrace for Sale - £210,000

Hope Street, Lancaster, LA1 3BQ



### KEY FEATURES

- Spacious End Terrace Property
- Popular Residential Location
- Open Plan Lounge And Kitchen
- Modern Four Piece Bathroom Suite
- Three Double Bedrooms
- Modern Fitted Kitchen
- Renovated Cellar
- Recently Fitted Paved Yard
- Viewings Are Highly Recommended



## Description

We are pleased to offer this three bedroom end terraced property, located within a popular area of Lancaster. Hope Street is a quiet road and within walking distance of Lancaster city centre. Credit to the current owner who has transformed this property into a truly fabulous home. The cellar has been renovated, and can now be used as an office or hobby room. A lovely four piece bathroom has been fitted to the first floor.

The property features; good sized lounge, modern fitted kitchen and access leading down to the cellar. To the first floor we have a large four piece modern bathroom suite and the second bedroom with under stairs storage/wardrobe. To the top floor we have the master bedroom and bedroom number three, with a Velux window and fitted wardrobe. Externally the property has an enclosed rear paved yard, which has recently been modernised, and gated access to the rear.

Viewings are highly recommended. Contact the office to book your appointment.

## Ground Floor

**Lounge - 18' 1" x 13' 4" (5.53m x 4.08m) (max)**

Entrance doorway and double glazed uPVC window to the front aspect. Double radiator. Laminate flooring. Stairs leading to the first floor, and door leading to the cellar. Open plan to-

**Kitchen - 10' 0" x 10' 9" (3.06m x 3.3m)** Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Space for a washing machine, tumble dryer and fridge freezer. Double radiator. Down lights and laminate flooring. Double glazed uPVC window and composite door leading to the rear yard.

## First Floor

**First Floor Landing -** Double glazed uPVC window to the side aspect. Radiator. Stairs leading to the second floor.

**Bedroom Two - 11' 5" x 9' 10" (3.49m x 3.01m)** Double glazed uPVC window to the front aspect. Double radiator. Under stairs storage cupboard/wardrobe. Laminate flooring.

**Bathroom -** Modern fitted four piece bathroom suite comprising; double ended bath, shower cubicle, wall mounted wash hand basin and low level WC. Double glazed uPVC window to the rear. Heated towel rail.



## Second Floor

**Master Bedroom - 9' 10" x 16' 7" (3.01m x 5.06m)** Double glazed uPVC window to the front aspect. Double radiator. Laminate flooring.

**Bedroom Three - 9' 6" x 9' 1" (2.91m x 2.79m)** Velux window, double radiator, laminate flooring and fitted wardrobe.

## Lower Ground Floor

**Cellar - 12' 11" x 15' 3" (3.95m x 4.65m) (max)**  
Triple radiator, down lights and fitted meter cupboard.

## Exterior

**External -** Enclosed paved rear yard, with gated access to the rear.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	57   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.