

2 Bedroom Terrace for Sale - £130,000

Westham Street, Lancaster, LA1 3AU



KEY FEATURES

- Two Bedroom Mid-Terrace Property
- Popular Residential Location
- Within Walking Distance Into Town
- Welcoming Main Reception Room
- Kitchen With A Freestanding Range Cooker
- Modern White Bathroom Suite
- Enclosed Rear Yard
- Viewings Are Highly Recommended

Description

Jennings Estate Agents are delighted to offer this two bedroom mid terraced property. Located within a popular residential located, and within walking distance into the city centre.

Ideal home for a first time buyer, second home or a fantastic opportunity for investment.

The property features; lounge, fitted kitchen, modern three piece bathroom and lean-to. To the first floor are two bedrooms. Enclosed rear yard.

Viewings are highly recommended, please contact our office on 01524 926007, or email office@jeagent.com

Ground Floor

Lounge - 9' 6" x 10' 11" (2.91m x 3.34m) (into recess)
Double glazed uPVC entrance doorway and uPVC double glazed window to the front aspect. Feature decorative fireplace. Double radiator. Fitted storage cupboard. Door leading to-

Kitchen - 10' 0" x 10' 10" (3.06m x 3.31m) (max)
Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Freestanding Belling Range cooker and matching extractor fan. Space for a washing machine and fridge freezer. Stairs leading to the first floor landing. Door leading to-

Bathroom - 5' 4" x 6' 1" (1.64m x 1.87m) (max)
Modern three piece white bathroom suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Double radiator. Tiled flooring.

Lean-to - Wall mounted boiler and door leading to the rear yard.

First Floor

Master Bedroom - 11' 11" x 10' 4" (3.65m x 3.17m) Double glazed uPVC window to the front aspect. Radiator.

Bedroom Two - 10' 4" x 8' 0" (3.15m x 2.45m) Double glazed uPVC window to the rear aspect. Radiator. Fitted storage cupboard.

Exterior

Yard - Enclosed rear yard, with gated access to the rear.




A graphic showing a hand pointing at a QR code. The background is a collage of business-related icons including a dollar sign, a house, a target, and a person. The text "Scan QR code for more information on this property!" is written below the QR code.

Scan QR code for more information on this property!

Jennings
estate agents

Please contact us to arrange viewing on 01524 926007

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
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.