



58 Wingate Saul Road, Lancaster, LA1 5DP

**£154,950 Freehold**

- Spacious, bay-fronted 3 bed mid terrace
- Short walking Lancaster train station
- Gas Central Heated.
- Appeal to a range of buyers.
- Convenient for all Lancaster amenities
- Majority uPVC double glazed
- Low maintenance enclosed rear yard
- Vacant possession. NO CHAIN.































## Description

For sale with vacant possession, this spacious bay-fronted three bedroom mid terrace, in this highly sought after location bordering the edge of Lancaster City Centre. Ideal for all Lancaster amenities, Lancaster Royal Infirmary, the University of Cumbria and is convenient for local bus routes, and Lancaster train station. The accommodation is majority uPVC double glazed, gas central heating from a combination boiler, and briefly comprises: front entrance, vestibule, hallway, bay-fronted lounge, separate dining room, kitchen with integrated oven and hob, first floor landing, three bedrooms and a bathroom/WC. Outside the property, there is a small garden fronting the property, and a low maintenance rear yard with access to the communal alleyway, and storage outhouse. Of interest we feel this property will appeal to a range of buyers including families looking for a property in this central location. NO CHAIN.

## Location

### Ground Floor

#### FRONT ENTRANCE

Timber framed door, with a timber framed single glazed top light window leading into the:

#### VESTIBULE

Tiled floor. Original picture rail. Decorative coving around. Timber framed single glazed door leading into the:

## **HALLWAY**

Single panel central heating radiator. Hard wired smoke detector. One power point. Ceiling light point. Original picture rail. Staircase leading to the first floor.

## **LOUNGE**

*13' 1" x 10' 5" (3.99m x 3.18m)* Timber framed single glazed bay window to front elevation. Double panel central heating radiator. Eight power points. Two wall mounted lights. Ceiling light point. Decorative coving around. Length measurement into the bay window, and width is into the alcove.

## **DINING ROOM**

*15' 1" x 10' 11" (4.62m x 3.33m)* uPVC double glazed window with opener to rear elevation. Double panel central heating radiator. Two telephone points. Four power points. Ceiling light point. Access into the:

## **KITCHEN**

*13' 3" x 8' 4" (4.06m x 2.56m)* uPVC double glazed window with opener to side elevation. Timber framed single glazed window to side elevation. uPVC double glazed pattern glass door accessing the rear yard. Complementary working surfaces in part to three walls with a full range of wall, drawer and base units with matching splash backs. Integrated electric oven with a four ring induction hob. Plumbed for an automatic washing machine. Stainless steel sink with mixer tap and drainer. Space for a tall fridge freezer. Wall mounted Ideal combination condensing boiler. Under stair storage cupboard. Double panel central heating radiator. Nine power points. Ceiling light point.

## **First Floor**

### **FIRST FLOOR LANDING**

Hard wired smoke detector. Storage cupboard with airing shelving. One power point. Ceiling light point.

### **BEDROOM ONE**

*13' 8" x 10' 5" (4.19m x 3.18m)* uPVC double glazed window with opener to front elevation. Storage cupboard with a range of hanging space. Double panel central heating radiator. Aerial point. Four power points. Ceiling light point.

### **BEDROOM TWO**

*12' 7" x 8' 3" (3.86m x 2.53m)* uPVC double glazed window with opener to rear elevation. Built in storage cupboard with a range of hanging space and shelving. Double panel central heating radiator. Two power points. Ceiling light point.

### **BEDROOM THREE**



8' 5" x 7' 11" (2.57m x 2.42m) uPVC double glazed window with opener to rear elevation. Double panel central heating radiator. Two power points. Ceiling light point.

### BATHROOM/WC

5' 6" x 5' 1" (1.68m x 1.57m) uPVC double glazed pattern glass window with opener to side elevation. Three piece suite in white comprising of a low flush WC, pedestal hand wash basin and a bath with a Ringwood mains pressure shower. Double panel central heating radiator. Tiled full height to three walls and to the basin. Wall mounted extractor fan. Ceiling light point.

### Exterior

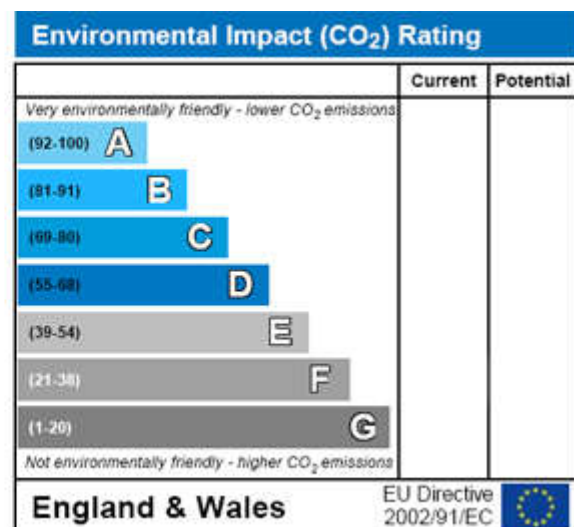
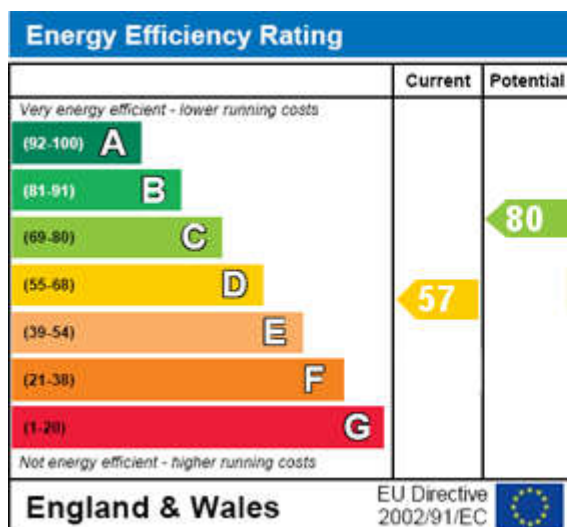
#### FRONT GARDEN

Brick built wall to the front of the property. Flower bed with a range of mature shrubs. Concrete walkway leading to the front entrance.

#### REAR YARD

Completely laid to concrete. Fully enclosed by stone built walls with a timber gate access the rear alleyway. Raised flower bed. Wall mounted light. Wall mounted satellite dish. Attached brick built store with a timber framed single glazed window.

### EPC Graph



### Additional Information

For more details please call us on 01524 423000 or send an email to sales@jessopsestateagents.co.uk.

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.