



(key in file), 42 Wingate Saul Road, Lancaster, LA1 5DP

£169,950 Freehold

- Spacious, bay-fronted 4 bed mid terrace
- Short walking Lancaster train station
- Gas Central Heated.
- Appeal to a range of buyers.
- Convenient for all Lancaster amenities
- Partially double glazed.
- Low maintenance enclosed rear yard
- Vacant possession. NO CHAIN.































Description

For sale with vacant possession, this spacious bay-fronted four 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 partially double glazed, gas central heated and briefly comprises: front entrance, vestibule, hallway, bay-fronted lounge, separate dining room, inner box hallway, ground floor WC, kitchen with integrated oven and hob, first floor landing, three bedrooms, bathroom/WC, second floor landing with light window, and a fourth bedroom. 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

uPVC double glazed pattern glass door leading into the:

VESTIBULE

Decorative coving around. Timber framed single glazed pattern glass door, with a timber framed single glazed top light window leading into the:

HALLWAY

Single panel central heating radiator. Hard wired smoke detector. Telephone point. Ceiling light point. Staircase leading up onto the first floor landing.

LOUNGE

13' 0" x 9' 9" (3.98m x 2.98m) Timber framed single glazed bay window with two openers to front elevation. Single panel central heating radiator. Four power points. Ceiling light point. Decorative coving around. Length measurement into the bay window, and width into the alcove.

DINING ROOM

15' 5" x 10' 2" (4.71m x 3.1m) Timber framed single glazed window with opener to rear elevation. Alcove storage with a range of shelving. Single panel central heating radiator. Aerial point. Four power points. Decorative ceiling rose with light point. Open archway access into: Length measurement maximum, and width into the alcove.

INNER BOX HALLWAY

Access into a:

GROUND FLOOR WC

Two piece suite in white comprising of a low flush WC, and a wall mounted hand wash basin. Wall mounted light.

KITCHEN

13' 8" x 8' 2" (4.18m x 2.51m) Timber framed single glazed window with opener to side elevation. Further timber framed single glazed window with opener to side elevation. Timber framed single glazed door accessing the rear yard. Complementary working surfaces in part to two walls with a range of wall, drawer and base units with tiled splash backs. Integrated electric fanned oven with a four ring electric hob and fitted extractor with light point above. Plumbed for an automatic washing machine. One and a half bowl stainless steel sink with mixer tap and drainer. Space for a tall fridge freezer. Wall mounted combination boiler. Hard wired smoke detector. Ten power points. Ceiling light point.

First Floor

FIRST FLOOR LANDING

Storage cupboard. Hard wired smoke detector. Ceiling light point. Staircase leading to the second floor.

BEDROOM ONE

12' 8" x 10' 3" (3.87m x 3.13m) Timber framed single glazed window with opener to front elevation. Single panel central heating radiator. Aerial point. Telephone point. Two power points. Ceiling light point.

BEDROOM TWO

12' 4" x 7' 6" (3.77m x 2.29m) Timber framed single glazed window with opener to rear elevation. Single panel central heating radiator. Telephone point. Two power points. Ceiling light point.

BEDROOM THREE

8' 4" x 8' 2" (2.56m x 2.51m) Timber framed single glazed window with opener to rear elevation. Double panel central heating radiator. Two power points. Ceiling light point.

BATHROOM/WC

5' 4" x 5' 0" (1.64m x 1.54m) Timber framed single glazed sash window, bottom pane being pattern glass, to side elevation. Three piece suite in white comprising of a low flush WC, pedestal hand wash basin with mixer tap, and a twin grip bath with mixer tap, shower wand, and electric shower over. Marbrex panelled splash backs full height to two walls and mid height to one wall. Single panel central heating radiator. Ceiling light point.

Second Floor

SECOND FLOOR LANDING

uPVC double glazed opener to rear elevation. Hard wired smoke detector. Two power points. Ceiling light point.

BEDROOM FOUR

15' 2" x 12' 0" (4.63m x 3.68m) Two timber framed double glazed velux windows to rear elevation. Over stair storage with a range of hanging space. Single panel central heating radiator. Six power points. Ceiling light point. Part restricted head height.

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.