



**2 Bed
House - Terraced
located in**

Jennings
estate agents

24 Golgotha Road

Lancaster

LA1 3AA



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Asking price £185,000

This delightful terraced house on Golgotha Road in Lancaster offers a perfect blend of comfort and convenience. Two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The two bedrooms are inviting and provide a peaceful retreat, ideal for rest after a long day. The property also features an office, which makes this a perfect property if you work from home.

The four piece bathroom suite is thoughtfully designed, catering to all your needs. The layout of the house promotes a sense of openness, making it feel larger than its size suggests.

The location is particularly advantageous, with easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This property presents an excellent opportunity for first-time buyers or those looking to downsize, offering a welcoming atmosphere in a vibrant community.

With its appealing features and prime location, this terraced house is a wonderful choice for anyone seeking a new home in Lancaster. No Upper Chain.

Vestibule

Entrance door with a stained glass window above. Door leading to -

Hall

Stairs leading to the first floor landing. Radiator. Door leading to-

Dining Room

12'8" x 12'4"

Double glazed sash window to the rear aspect. Decorative wooden panelled wall and a wooden display aga with a wooden surround. Double radiator. Original tiled flooring. Opening leading to-

Lounge

14'3" (Bay) x 11'10" (R)

Single glazed bay window to the front aspect. Gas fire with a marble hearth. Exposed wooden flooring. Fitted cupboards and shelving. Decorative coving to the ceiling.

Kitchen Diner

18" x 8'4"

Fitted kitchen with a range of wall and base units incorporating: stainless steel sink unit with space for a fridge freezer, freestanding cooker, washings machine and dishwasher. Double glazed uPVC windows to the side and rear. Double glazed door to the rear yard. Double radiator. Under-stairs storage.

First Floor

First Floor Landing

Storage cupboard. Steps leading to the loft space.

Master Bedroom

11'1" x 14'11"

Double glazed uPVC window to the front. Fitted wardrobe with sliding doors. Two radiators.

Bedroom Two

12'8" x 9'1"

Double glazed sash window to the rear. Radiator.

Office

5'7" x 5'11"

Single glazed window to the side aspect. Radiator. Storage cupboard housing the boiler.

Bathroom

Four piece suite comprising: bath, double shower cubicle, vanity unit and a low level WC. Double glazed uPVC sash window to the rear aspect. Double radiator.

Second Floor

Loft Space

14'3" x 8'11"

Double glazed uPVC window to the rear and two Velux windows to the front. Fitted drawers, pull down table and eaves storage.

Exterior

Rear Yard

Enclosed rear yard with gated access to the rear.

Additional Information



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Golgotha Road, Lancaster, LA1 3AA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:
Council Tax Band: B

DIRECTIONS

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