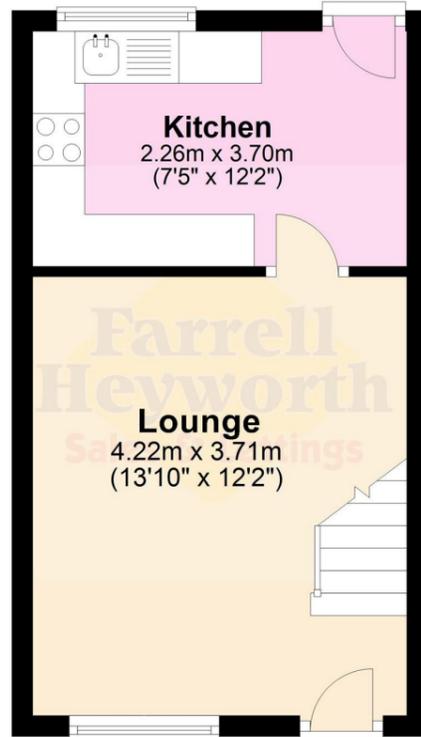
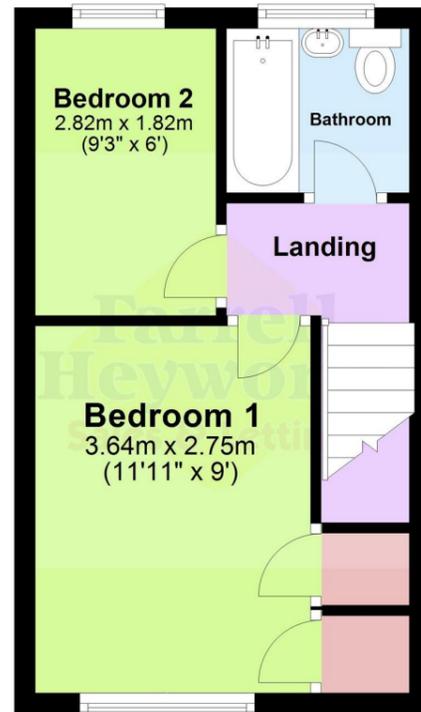


£179,950

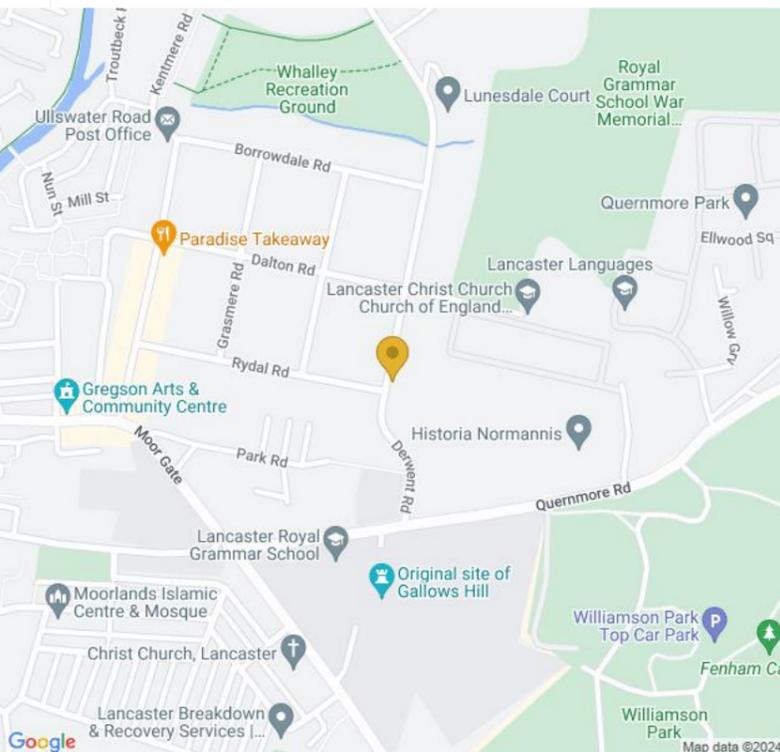
Derwent Road, Lancaster
LA1



Ground Floor



First Floor



**Lancaster
18 New Street
Lancaster LA1 1EG**

Tel: 01524 842222

**Email: lancaster@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/lancaster>**



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom Terraced Home**
- **Good Size Lounge, Modern Kitchen And Great Views**
- **Great Location, Close To Local Shops & Schools, Allocated Parking**
- **Please Call To Avoid Missing Out**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



Farrell Heyworth are delighted to offer for sale this attractive stone fronted modern style town house located on Derwent Road in Lancaster.

The accommodation comprises lounge, kitchen, two bedrooms and bathroom suite.

Externally the property has a small garden frontage and a patio rear garden. Residents have access to off road parking with a private residents car park.

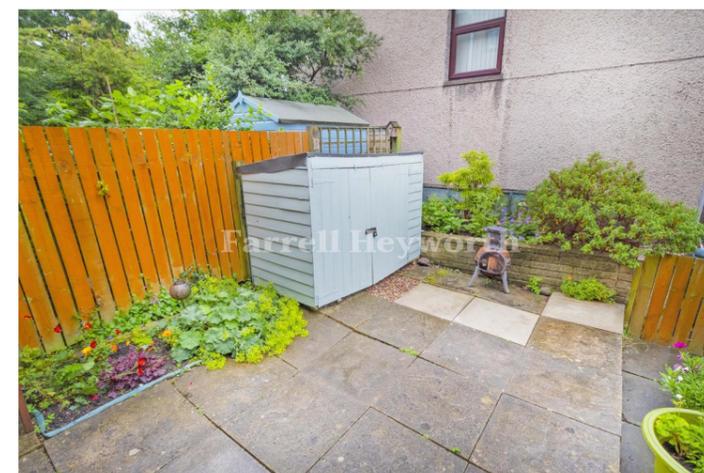
The house boasts a range of quality improvements and décor with attractive modern kitchen. There are superb elevated views over Lancaster city towards Morecambe Bay and surrounding scenery.

Located on Derwent Road a popular address on the South Side of Lancaster City close to Williamson Park. This sought after location has great access to a good range of nearby amenities with shops and facilities on Moor Gate and Ullswater Road. The property is also within easy reach of the town centre.

Lancaster city is a University city located at the head of the Lune Valley close to Morecambe Bay and the Lake District. The city centre boasts a wealth of shops, bars, restaurants and culture. Lancaster has direct access to the M6 motorway at junction 34 which provides further access to the Lake District, Kendal, Preston and central Lancashire.

The house would make a fantastic first time purchase or would make an ideal second home or buy to let.

Tenure: Freehold
Council Tax: Band B



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