

**£145,000**

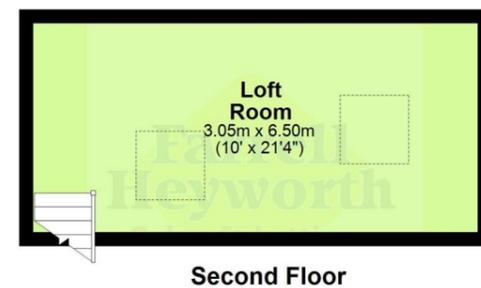
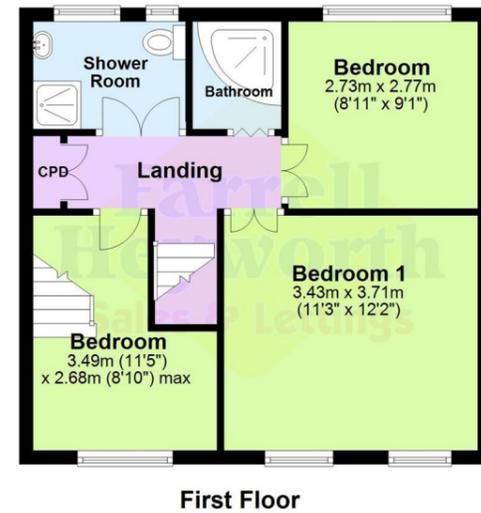
Keswick Road, Lancaster  
LA1



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Three Bedroom Mid Terraced House With Loft Room**
- **Elevated Site With Enclosed Rear Garden**
- **Bathroom, Separate Shower Room, Kitchen Diner & Utility/WC**
- **Established Location with Easy Access Of City Centre**

**EPC E**

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Company Details - Farrell Heyworth Limited.

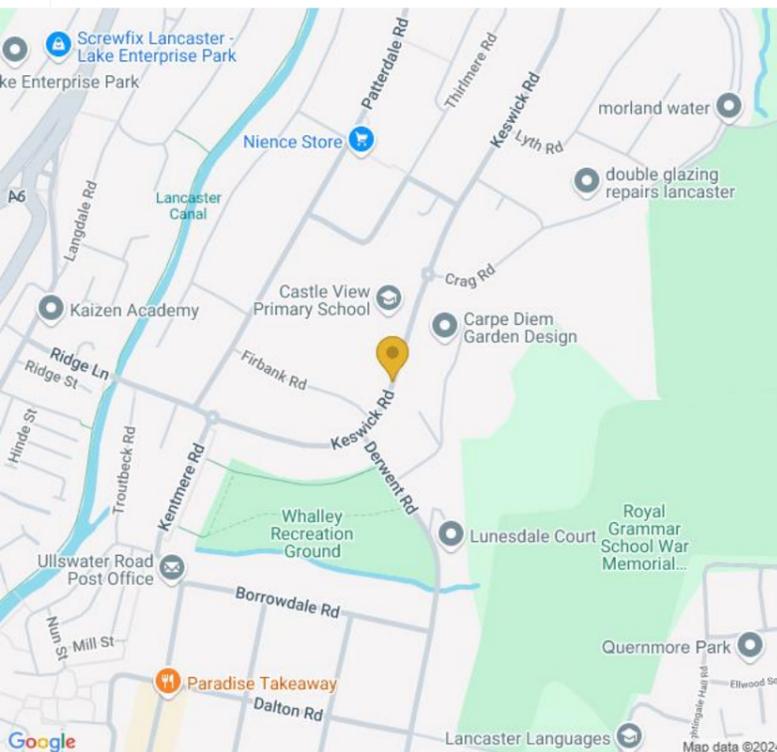
Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

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

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.





Opportunity to purchase a deceptive mid terraced house occupying an elevated site from the road with an enclosed rear garden.

Gas central heated and warmed by a gas fired central heating system, the property requires redecoration but offers accommodation ideal for the first time buyer or family alike. Hallway, lounge, kitchen diner with French doors providing access to the rear garden, utility and wc. To the first floor, there are three bedrooms, one of which has a staircase to the loft room, bathroom and separate shower room.

Well placed for local schools and easy access of the city centre. Fantastic potential. Viewing recommended.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Freehold  
Council Tax: Band A



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