

8 Graham Street, Lancaster, LA1 4UE



£135,000

Situated in the ever-popular south side of Lancaster and just a short stroll from the city centre, this two-bedroom terraced house offers an exciting opportunity for buyers with vision. Whether you're stepping onto the property ladder for the first time or searching for a smart buy-to-let investment, this home has fantastic potential.

While the property would benefit from some modernisation, it provides a solid foundation to create a warm and stylish home tailored to your taste. The layout is traditional yet versatile, with well-proportioned rooms and plenty of natural light throughout.

The location is a real highlight — you're within easy reach of local shops, schools, transport links, and all the amenities the city has to offer. With strong rental demand in this area, it also represents a promising option for investors looking to expand their portfolio.

With a bit of TLC, this could be a real gem. Don't miss the chance to unlock its potential!

Entrance Hallway

Stairs to the first floor, carpeted floor, radiator.

Lounge



Double glazed window to the front,

cupboard housing the gas meter, radiator, carpeted floor.

Dining Room



Double-glazed window to the rear, radiator, carpeted floor.

Kitchen



Double glazed window to the side, range of matching wall and base units, stainless steel sink, free-standing gas cooker, tiled floor, combi boiler, plumbing for washing machine.

Utility Area



Double glazed door to the yard, space for fridge/freezer, tiled floor.

Bathroom



Double-glazed frosted window to the rear, panelled bath with thermostatic shower, wash hand basin, heated towel rail, tiled floor, W.C.

First Floor Landing

Access to the loft.

Bedroom One



Double glazed window to the front, carpeted floor, radiator.

Bedroom Two



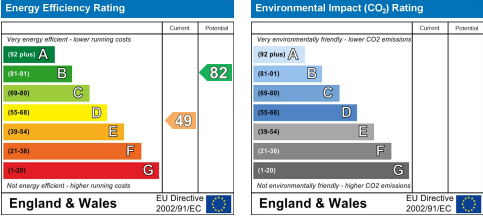
Double glazed window to the rear, carpeted floor, radiator, built-in wardrobe.

Outside

Gate to access road.

Useful Information

Tenure Freehold
Council Tax Band (A) £1,605
No Onward Chain



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