

## 64 Langdale Road, Lancaster, LA1 3NR



**£180,000**



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

This three-bedroom end-terrace property boasts three en-suite shower rooms, along with an additional separate shower room. Currently utilised as a successful rental property, it presents an excellent opportunity for buy-to-let investors.

Alternatively, with some thoughtful adjustments, the house could easily be transformed back into a comfortable and spacious family home.

Located in the sought-after Newton area of South Lancaster, the property enjoys a convenient position close to Lancaster City Centre, while offering a peaceful residential setting.

Highlights of the property include:

A spacious garden, perfect for outdoor enjoyment.  
Off-road parking for added convenience.

A ground-floor bedroom, ideal for guests or flexible living arrangements.

A lounge that overlooks the garden, providing a relaxing and inviting atmosphere.

This property offers endless potential for investors or families alike, in a location that perfectly balances urban amenities with residential charm.

### Entrance Hallway

Stairs to the first floor.

### Kitchen/Diner



Double-glazed window to the front, range of matching wall and base units, stainless steel sink, plumbing for washing machine, cupboard housing the gas meter and consumer unit, breakfast bar, four ring gas hob and extractor hood, electric oven, combi boiler, radiator, vinyl floor, double glazed door to the garden.

### Lounge



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

### Bedroom One



Double-glazed windows to the front, carpeted floor, radiator and door to the en-suite.

### En-Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

### First Floor Landing

### Bedroom Two



Double-glazed windows to the front

and rear, carpeted floor, radiator and door to the en-suite.

**En-Suite Shower**

Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

**Bedroom Three**

Double-glazed windows to the front, carpeted floor, radiator and door to the en-suite.

**En-Suite Shower Room**



Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

**Shower Room**



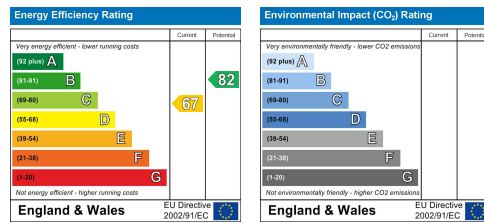
Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

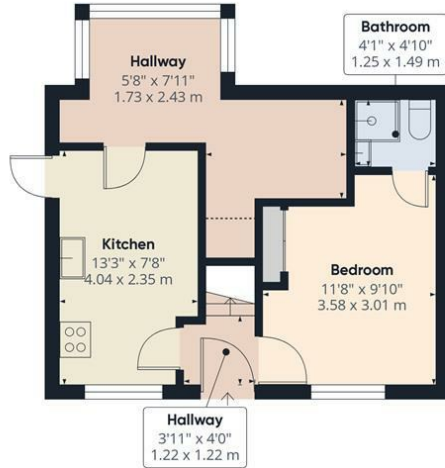
**Outside**

Off-road parking is available at the front of the property, complemented by a small garden area. Spacious rear garden with various trees and shrubs raised patio area and storage shed.

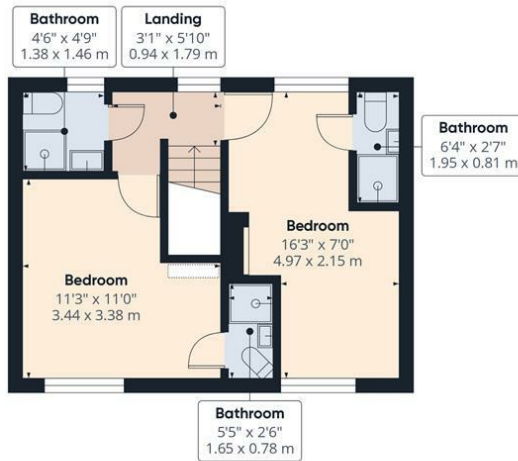
**Useful Information**

Tenure Freehold  
Council Tax Band (A ) £1505.37  
No Chain





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

664.13 ft<sup>2</sup>  
61.7 m<sup>2</sup>

**Reduced headroom**

5.58 ft<sup>2</sup>  
0.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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