

## 33, Westham Street, Lancaster, LA1 3AX



**£127,500**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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

Spacious Two-Bedroom Terraced Home with Letting History – South Lancaster

This two-bedroom mid-terrace property has been a successful rental for a number of years and is now offered with vacant possession. While it would benefit from some updating and modernisation throughout, it presents a fantastic opportunity for first-time buyers to step onto the property ladder, or for investors looking to add to their portfolio in a highly sought-after location.

Set in a popular residential area of South Lancaster, the property is just a short walk from the city centre, with excellent access to local amenities, schools, transport links, and the universities—making it ideal for a range of buyers.

The ground floor offers a spacious lounge, a good-sized kitchen, a separate utility area, and a ground floor bathroom. Upstairs, you'll find two generously proportioned double bedrooms, offering plenty of space and flexibility.

With its strong letting history, desirable location, and potential to improve and add value, this property is a fantastic opportunity not to be missed. Whether you're looking for your first home or a solid investment, this home is packed with potential.

### Entrance Vestibule

Door to the hallway.

### Lounge



Double-glazed window to the front, cupboard housing the consumer unit, coal effect gas fire, carpeted floor, radiator.

### Kitchen



Double-glazed window to the rear, range of matching wall and base units, four-ring gas hob, extractor hood and electric oven, stainless steel sink, fridge/freezer, understairs storage area, vinyl floor, radiator.

### Utility Area

Double-glazed door to the yard, combi boiler, washing machine and vinyl floor.

### Bathroom



Double-glazed window to the side,

panelled bath with thermostic shower, wash hand basin, extractor fan, radiator, vinyl floor, W.C.

### Landing

### Bedroom One



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

### Bedroom Two



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

**Yard**



Gate to access the road and storage shed.

**Useful Information**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(61-81) <b>B</b>			
(69-80) <b>C</b>				(50-60) <b>C</b>			
(55-68) <b>D</b>				(35-49) <b>D</b>			
(39-54) <b>E</b>				(21-34) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>							
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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