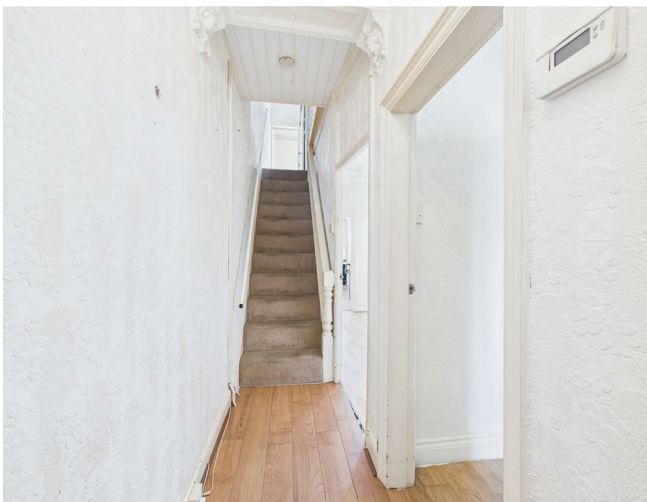


## 14 Brunton Road, Lancaster, LA1 4UQ



**£185,000**



This three-bedroom terrace home offers an exciting opportunity for those looking to create something truly special. Ideally located within walking distance of Lancaster city centre, the property is perfectly placed to enjoy the city's shops, cafés, schools, and transport links.

Although in need of modernisation, this spacious home is bursting with potential and just waiting for the right buyer to bring it back to life. With two generous reception rooms, a functional kitchen space, a useful cellar for storage or future conversion, and a surprisingly large rear yard, there's plenty of scope to reimagine this property as a warm and welcoming family home once again.

Whether you're a first-time buyer keen to make your mark, a growing family looking for a central location, or an investor seeking a rewarding project, this home is packed with promise.

The city benefits from excellent road and rail transport links, making it an ideal location for professionals commuting to renowned hospitals and universities. It's also home to highly regarded local schools, adding to its appeal for families.

Don't miss the chance to view and unlock the possibilities! This property is offered with no onward chain.

## Entrance Vestibule

Door to the hallway.

## Hallway



Stairs to the first floor, laminate floor, radiator.

## Lounge



Double glazed bay window to the front, fireplace, laminate floor, radiator.

## Dining Room



Double glazed window to the rear, built-in storage cupboard, door to the cellar, laminate floor, radiator.

## Cellar



Good head height, gas & electric meters, window to the front, power and light.

## Kitchen



Double glazed window to rear and side, range of matching wall and base units, stainless steel sink, plumbing for washing machine, door to the yard, laminate floor, radiator.

## Bedroom One



Double glazed window to the front, wardrobe, laminated floor, radiator.

## Bedroom Two



Double glazed window to the rear, laminated floor, radiator.

## Yard



Spacious yard with raised flower beds, water tap and patio area.

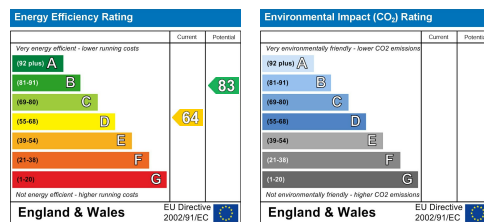
## Bedroom Three



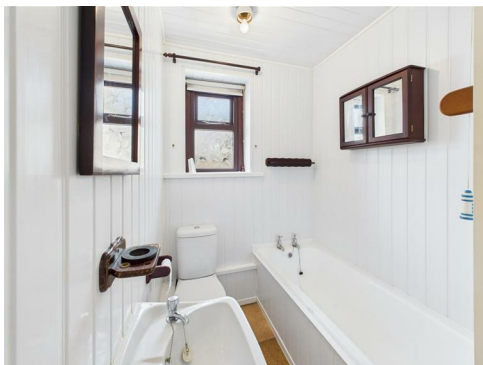
Double glazed window to the rear, laminated floor, radiator, built-in cupboard housing the Worcester combi boiler.

## Useful Information

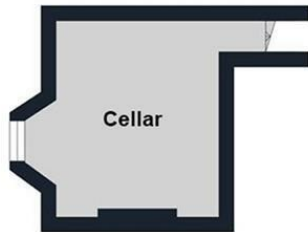
Tenure Freehold  
Council Tax Band (A) £1,605  
No Onward Chain



## Bathroom



Double glazed frosted window to the side, panelled bath, wash hand basin, vinyl floor, W.C.



Floor -1



Ground Floor

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

848 ft<sup>2</sup>

78.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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.

GIRAFFE360



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