MightyHouse
Property Know-how.

www.mightyhouse.co.uk

49 Primrose Street, Lancaster, LA1 3BN

£165,000

The Property Ombudsman

Head Office: 83 Bowerham Road Lancaster LA1 4AQ

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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

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Three-bedroom terraced house set over three floors and within walking distance of the city centre.
Although in need of some updating the property has the potential to be returned to a wonderful family home.

Key Features:

- Three generously sized bedrooms.
- Two versatile reception rooms.
- Spacious kitchen with plenty of cupboards and workspace.
- Welcoming entrance vestibule adding character to the home.
- Gas central heating ensuring year-round comfort.
- Private rear garden with a storage shed.
- Excellent potential to modernise and add personal touches.
- The prime location is close to Lancaster city centre, schools, parks, and transport links.

Property Description:
The ground floor boasts two spacious reception rooms and a well-equipped kitchen, making it ideal for family living and entertaining. The upper floors house three well-proportioned bedrooms, a smaller storage room with potential to be another bathroom, and a bathroom.

Outside, the private rear garden offers a tranquil space for relaxation or outdoor gatherings, complete with a handy storage shed.

This highly sought-after area allows easy access into Lancaster city centre which offers an excellent choice of amenities, shopping, pubs, restaurants and much more.

The city has very good transport links via road and rail making this an easy commute for professionals working at renowned hospitals and universities.

Entrance Vestibule
Carpeted floor, door to lounge.

Lounge

Double glazed window to the front, gas fire with marble hearth, carpeted, radiator, meter cupboard.

Dining Room

Stairs to first floor, single glazed window to the rear, built in storage cupboards, radiator.

Kitchen

Spacious kitchen with two large single-glazed windows, a range of matching wall and base units, freestanding electric cooker and extractor hood, tiled floor, back door to garden, door to shared side access, stainless steel sink, plumbing for washing machine.

First Floor Landing
Carpeted, stairs to second floor landing.

Bedroom One

Two double glazed large windows to the front, walk in storage cupboard, carpeted, radiator.

Bedroom Two

Single glazed window to the rear, combi boiler, radiator, carpeted.

Bathroom

Cast iron bath and electric Mira shower, WC, wash hand basin, two single glazed windows to the rear, radiator, wooden flooring.

Second Floor Landing
Doors to bedrooms three and four.

Bedroom Three

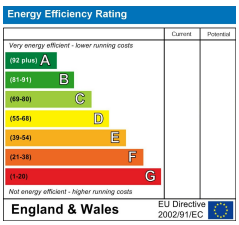
Carpeted, double glazed window to the front, radiator, built in wardrobe.

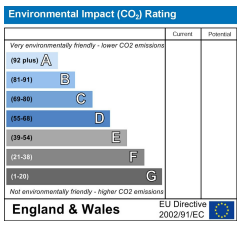
Bedroom Four
Single glazed skylight, under eaves storage,

Outside

Patio area, raised flower beds, wooden shed for storage, feature wall.

Useful Information
Tenure freehold
Council tax band (A) £1505.37
No onward chain





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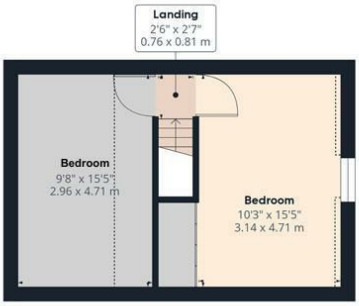
Ground Floor

Floor 2



Floor 3

Approximate total area[1]

1008.58 ft²
93.7 m²

Reduced headroom

108.72 ft²
10.1 m²

(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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