



8 Avondale Road
Lancaster, LA1 4BY

House - Mid Terrace

Offers In The Region Of
£199,950

8 Avondale Road Lancaster, LA1

House - Mid Terrace

MIGHTYHOUSE
ESTATES

Overview

- NO CHAIN
- LOVELY RECENTLY REFURBISHED KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- GREAT FIRST TIME BUYERS HOME
- EXCELLENT LOCAL AMENITIES
- OPEN PLAN LOUNGE/DINER
- THREE BEDROOMS
- RENOWNED LOCAL SCHOOLING
- GREAT INVESTMENT FOR A BUY TO LET
- WITHIN WALKING DISTANCE TO THE CITY CENTRE AND WILLIAMSON PARK

Selling your home?

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01524 548888

Email: sales@mightyhouse.co.uk



Entrance Vestibule

Cupboard housing gas meter, door to hallway.

Entrance Hallway

Stairs to the first floor, radiator, carpeted flooring.

Lounge/dining room

10'7" x 25'5" (3.24 x 7.75)

Open plan lounge/dining room, dual aspect with double glazed bay window to front and double glazed window to rear, feature fireplace with inset gas fire, understairs storage, radiator, carpeted flooring.

Kitchen

8'9" x 13'6" (2.69 x 4.13)

Double glazed windows to side and rear, range of matching wall and base units, stainless steel sink, tiled splashback, four plates electric hob and electric oven, plumbing for washing machine, radiator, vinyl flooring, door to rear yard, Worcester Combi boiler.

First Floor Hallway

Carpeted flooring, walk-in storage cupboard giving access to the loft.

Bedroom One

11'5" x 10'4" (3.49 x 3.15)

Double glazed window to front, built-in wardrobes, carpeted flooring, radiator.

Bedroom Two

7'9" x 12'11" (2.38 x 3.96)

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

Bedroom three

8'9" x 5'2" (2.69 x 1.60)

Double glazed window to rear, carpeted flooring, radiator.

Bathroom

8'1" x 5'8" (2.47 x 1.74)

Double-glazed frosted window to side, panelled bath with thermostatic shower, wash hand basin, extractor fan, vinyl flooring, radiator, W.C.

Outside

Spacious rear yard with patio area and gate to access road.

Useful Information

Tenure Freehold

Council Tax Band (A) £1505.37

This property is offered with no forward chain.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	82	82



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.