

18, Melrose Street, Lancaster, Lancashire, LA1 3DL



£142,500



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

Discover this wonderful two-bedroom mid-terrace home, offering two spacious double bedrooms and a fantastic ground-floor extension to the rear. Located just a short walk from Lancaster city centre and the beautiful open spaces of Williamson Park, it's perfectly placed for both convenience and leisure.

The property is well presented throughout and provides a comfortable, ready-to-move-into living space. The ground floor features a welcoming lounge that flows into the kitchen-diner, creating a sociable layout ideal for day-to-day living. There is also a separate utility room and a well-appointed bathroom on this level. Upstairs, you'll find two generously sized double bedrooms, each offering plenty of natural light and flexibility for your needs.

Whether you're a first-time buyer looking to take your next step or an investor seeking a solid buy-to-let opportunity, this home offers fantastic potential.

Situated in a highly sought-after residential area, the location provides excellent access to Lancaster city centre with its wide range of shops, bars, restaurants, and local amenities, making it a fantastic setting for anyone looking to enjoy all the city has to offer.

Lounge



Double-glazed window to the sidewood-surround fireplace, cupboard housing the gas and electric meters, carpeted floor and radiator.

Kitchen/Diner



Double-glazed window to the rear, range of matching base units, stainless steel sink, understairs storage with room for a table if required, free-standing electric cooker, stairs to the first floor, wood-effect vinyl flooring, radiator.

Utility Room



Double-glazed window to the side, plumbing for washing machine, wood-effect vinyl floor, radiator, door to the yard.

Bathroom



Double-glazed frosted window to the side, bath with thermostatic shower, vanity unit with inset wash hand basin, radiator, vinyl floor, W.C.

First Floor

Bedroom One



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

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator, cupboard housing Vaillant combi boiler.

Outside



Rear yard with gate to access road.

Useful Information

Tenure Freehold
Council Tax Band (A) £1,605



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

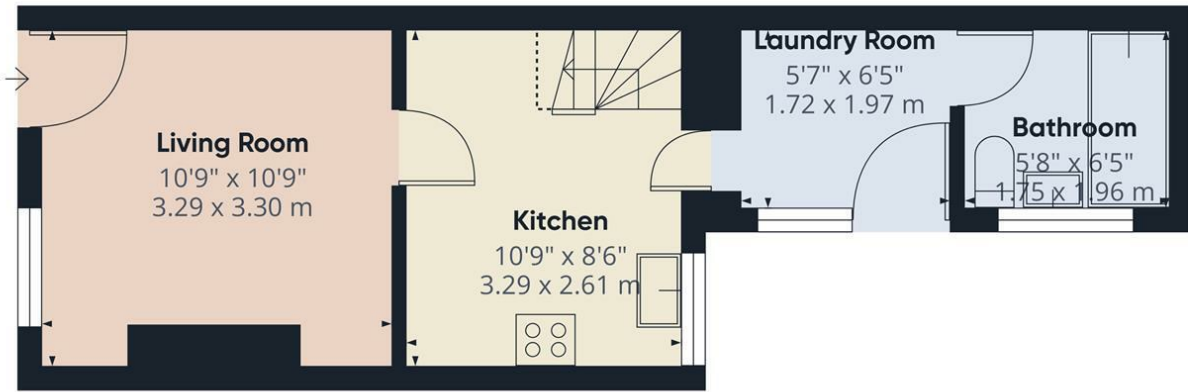
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
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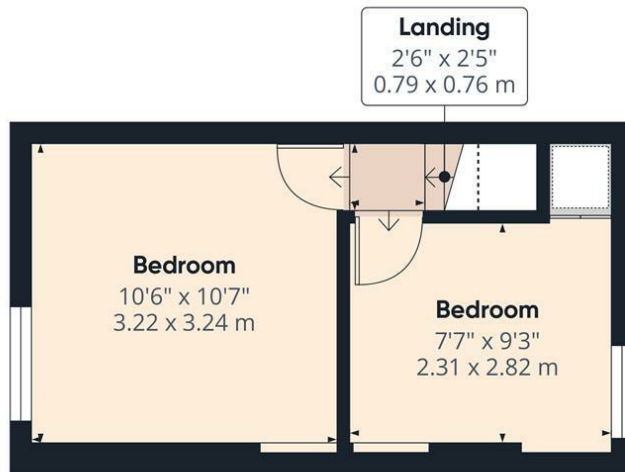
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

481 ft²
44.7 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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