

13 Palatine Avenue, Lancaster, LA1 4HD



£245,000

Wonderful three-bedroom family home with two reception rooms and a lovely rear garden.

Having been successfully let for many years, the property has proven to be a reliable investment. It is now offered to the market as an excellent family home, with its spacious accommodation and attractive garden making it ideal for a family. Equally, for those seeking a buy-to-let opportunity, the property's established rental history may also make it an appealing investment with the potential to continue generating rental income.

Having been exceptionally well maintained over the years, this delightful home immediately creates a welcoming impression. Stepping through the front door, you are greeted by a spacious entrance hallway leading to a comfortable lounge, a separate dining room, which has previously been used as an additional bedroom, a well-appointed kitchen enjoying pleasant views over the rear garden and a utility room.

To the first floor are three well-proportioned bedrooms and a modern bathroom. Outside, the beautifully established gardens provide a peaceful and private setting, creating a wonderful space to relax and enjoy the outdoors. Offered to the market with no onward chain, this charming home presents an excellent opportunity for its next owners to move straight in while also offering scope to personalise over time.

Hallway

Stairs to the first floor, radiator, carpeted floor.

Utility Room

Double-glazed window to the front,

range of wall and base units, stainless steel sink, washing machine and dryer, Valliant combi boiler, vinyl floor, radiator.

Bedroom One



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

Lounge/Diner



Double-glazed windows to the rear, carpeted floor, radiator.

Kitchen



Double-glazed window to the rear, range of matching wall and base units, four plates electric hob and oven, extractor hood, dishwasher, stainless steel sink, fridge/freezer, vinyl floor, double-glazed door to the garden.

First Floor Landing

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

Bedroom Two



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

W.C.

Double-glazed window to the front, wash hand basin, vinyl floor, W.C.

Bedroom Three

Double-glazed windows to the rear, carpeted floor, radiator

Bedroom Four

Double-glazed window to the rear, carpeted floor, radiator

Bathroom



Double-glazed window to the side, panelled bath with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, W.C.

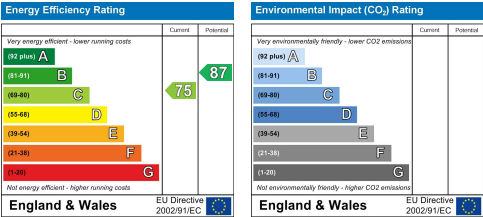
Outside



Beautiful lawn gardens with a storage shed and patio area.

Investment Information

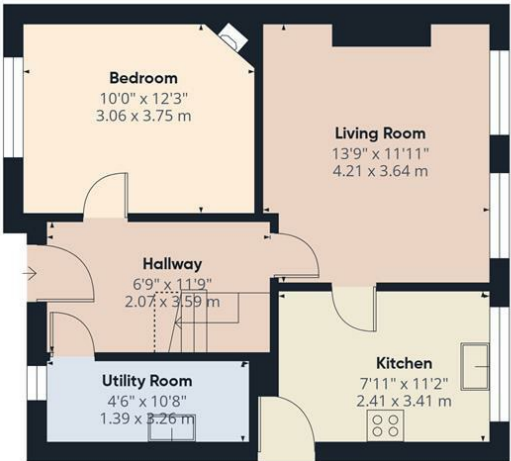
Tenure Freehold
Council Tax Band (B) £1,947
Cavity Wall Insulation
No Onward Chain



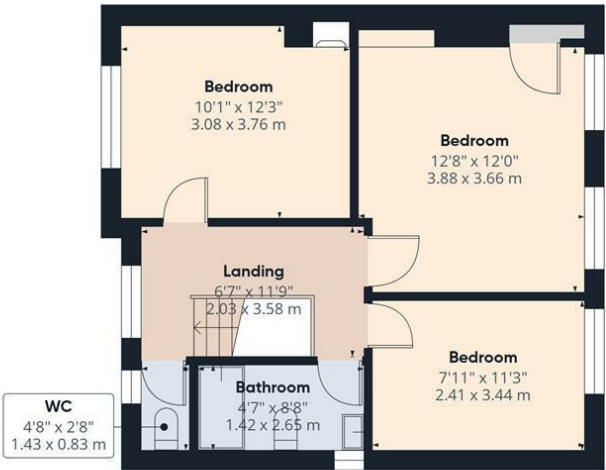
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

987 ft²
91.8 m²

Reduced headroom

7 ft²
0.7 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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