

12 Sibsey Street, Lancaster, LA1 5DF



£179,000



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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

A two-bedroom terraced house which, although in need of some modernisation, offers fantastic potential to be transformed back into a lovely home.

The property would appeal to first-time buyers or those seeking a buy-to-let investment, having been successfully let for many years with a strong rental history. It is offered with no onward chain, making it an attractive and straightforward purchase.

Ideally positioned in the heart of Lancaster city centre, the property is just a minute's walk from the train station, offering excellent connectivity.

Sibsey Street is a sought-after residential location, known for its tree-lined streets, characterful period homes, and strong sense of community. It is particularly popular with families and professional couples who appreciate its friendly atmosphere and convenient setting.

A highly regarded primary school is nearby, along with a wide range of local amenities. The Fairfield Association's play area, community orchard, and nature reserve are all within easy reach, providing excellent outdoor space right on your doorstep.

Entrance Hallway

Carpeted floor, radiator, stairs to the first floor.

Lounge

Currently used as a third bedroom with a double-glazed window to the front, carpeted floor, radiator.

Dining Room

Double glazed window to the rear, built in storage cupboards, under stairs storage cupboard, carpeted floor, radiator.

Kitchen

Double glazed window to the rear, range of matching wall and base units, Valliant combi boiler, electric oven and hob, extractor hood, plumbing for washing machine, space for fridge/freezer, vinyl floor, double-glazed door to the yard.

First Floor Landing

Access to the loft.

Bedroom One

Double-glazed window to the front, built in storage cupboard, carpeted floor, radiator.

Bedroom Two

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

Bathroom

Double glazed frosted window to the rear, bath with shower attachment, wash hand basin, tiled floor, extractor fan, radiator, W.C.

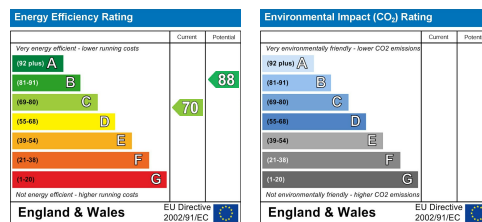
Rear Yard

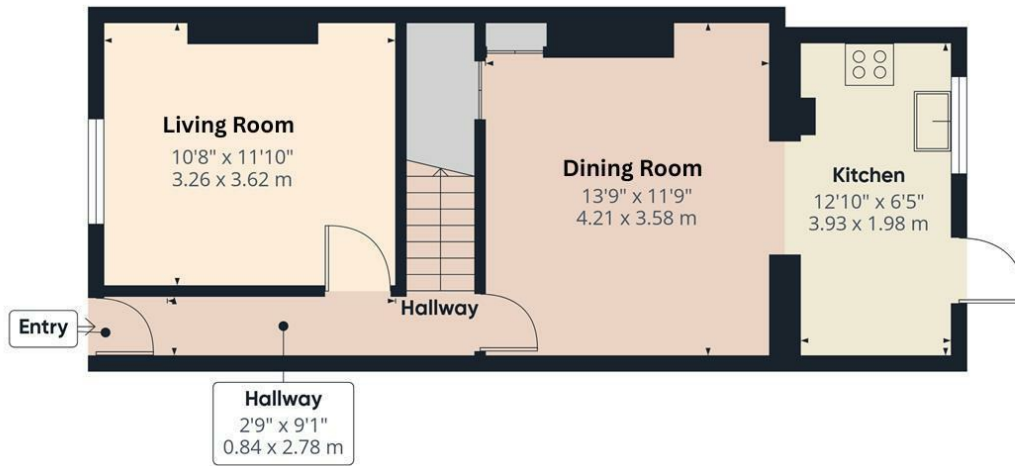
Gate to access road, raised flower beds and patio area.

Useful Information

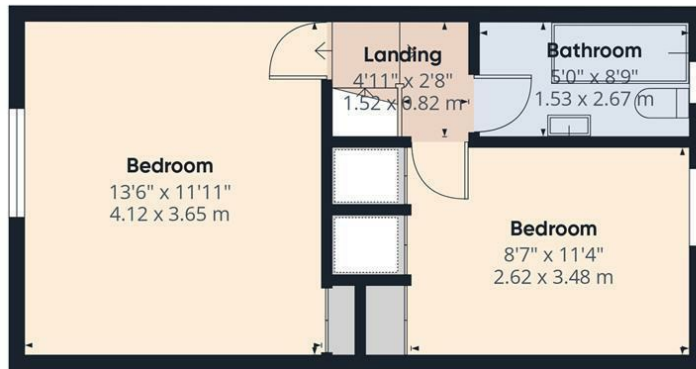
Tenure Freehold

Council Tax Band (A) £1,640.72





Ground Floor



Floor 1

Approximate total area⁽¹⁾
769 ft²
71.4 m²

(1) Excluding balconies and terraces

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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