



8 Westham Street
Lancaster, LA1 3AU

House - Mid Terrace

Asking Price

£135,000

8 Westham Street Lancaster, LA1

House - Mid Terrace



Overview

- NO CHAIN
- POPULAR PRIMROSE AREA OF SOUTH LANCASTER
- SPACIOUS LOUNGE
- FIRST TIME BUYERS HOME
- WITHIN WALKING DISTANCE TO THE CITY CENTRE
- MID TERRACE
- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- BUY TO LET INVESTMENT
- GOOD LOCAL AMENITIES

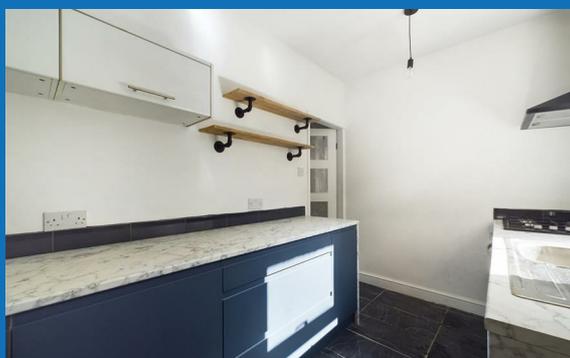
Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

01524 548888

Email: sales@mightyhouse.co.uk



Lounge

Double-glazed window to front, cupboard housing gas and electric meters, fireplace with inset electric stove, stairs to the first floor, carpeted floor.

Kitchen

Double glazed window to the rear, range of matching wall and base units, four ring gas hob and extractor hood, electric oven, stainless steel sink, plumbing for washing machine, tiled floor.

Inner Hallway

Double glazed door to the yard, electric wall heater, combi boiler, tiled floor.

Shower Room

Double-glazed frosted window to side, step-in shower with thermostatic shower, vanity unit with inset wash hand basin, extractor fan, tiled floor, electric wall heater, W.C.

FirstFloor Landing

Access to the loft.

Bedroom One

Double-glazed window to front, built-in storage cupboard, electric wall heater, carpeted floor.

Bedroom Two

Double-glazed window to rear, built-in storage cupboard, electric wall heater, carpeted floor.

Outside

Rear yard with gate to access road.

Useful Information

Tenure Freehold
Council Tax Band (A)
£1438.42

Has current gas & EIRC certificates

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	89	B	B
32	32	D	D



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

Phone: 01524 548888

www.mightyhouse.co.uk

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.