

## 37 Norfolk Street, Lancaster, LA1 2BP



**£100,000**

Unlock the potential of this two-bedroom terraced house, set over three floors and offering a perfect canvas for customisation. Located within walking distance of the city centre, this property is an excellent opportunity for investors or first-time buyers looking to make their mark on their new home.

#### Key Features:

**Two Spacious Bedrooms:** Well-proportioned rooms distributed over multiple floors, providing privacy and space.

**In Need of Modernisation:** Offers the perfect opportunity for buyers looking to add personal touches and increase the value.

**Three-Story Layout:** Adds character and separation of living spaces, ideal for modern urban living.

**Prime Location:** Situated close to the heart of the city, with easy access to shops, restaurants and entertainment.

**Property Description:** Step into this traditional terrace which features a practical layout that maximizes the use of space across three floors. The ground floor hosts the main living area and kitchen, providing a solid foundation for modernization. The two bedrooms and bathroom are located on the upper floors, each offering a quiet retreat from the bustling city life.

The house currently requires some updating, which presents an exciting project for those wanting to refurbish a property to their taste and specifications. Whether you're looking to create a stylish contemporary space or a cosy traditional abode, this house offers the flexibility to realize your vision.

**Investment Potential:**  
This property is particularly

appealing to buy-to-let investors seeking a property with high rental demand due to its location and layout. It's also an attractive choice for first-time buyers eager to step onto the property ladder and shape their first home.

**Local Amenities and Connectivity:** Enjoy the convenience of living close to the city centre, with all necessary amenities within a short walking distance. The area is well-served by public transport, making commuting and travelling around the city effortless.

#### Lounge



Double-glazed window to the front, wood surround fireplace with inset gas fire, laminate floor, radiator, cupboard housing gas & electric meters.

#### Kitchen/Diner



Double-glazed window to the rear, range of matching wall and base units, stainless steel sink, cupboard housing Worcester combi boiler, space for fridge/freezer, four ring gas hob and electric oven, extractor hood, plumbing for washing machine, stairs to the first floor, laminate floor, double glazed door to the yard.

#### First Floor Landing

Stairs to the second floor, radiator.

#### Bedroom One



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

#### Bathroom



Double-glazed window to the rear, panelled bath with Mira electric shower, wash hand basin, laminate floor, radiator, W.C.

#### Second Floor Landing

Access to the loft which is insulated but not boarded.

#### Bedroom Two

Double-glazed velux window, laminate floor, radiator.

## Yard



Large patio area, gate to access road.

## Useful Information

Tenure Freehold

Council Tax Band (A) £1505.37



