MIGHTYHOUSE
ESTATES

https://www.mightyhouse.co.u

54 Slaidburn Drive, Lancaster, LA1 4QX

£175,000

The Property Ombudsman

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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

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, and a well-appointed kitchen enjoying pleasant views over the rear garden.

To the first floor are three well-proportioned bedrooms and a modern shower room. 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, carpeted floor, radiator.

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, washing machine and dryer, vinyl floor, double-glazed door to the garden.

Bedroom/ Dining Room

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

First Floor Landing

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

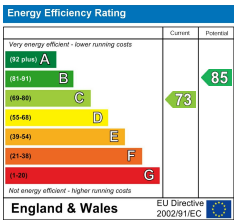
Bedroom Two

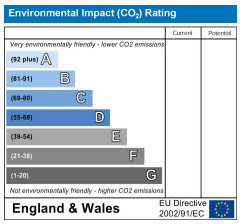
Double-glazed window to the front, carpeted floor, radiator, built-in wardrobes.

Bedroom Three

Double-glazed window to the rear,

carpeted floor, radiator, built-in wardrobes.





Bedroom Four

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

Shower Room

Double-glazed window to the side, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, extractor fan, cupboard housing Vaillant combi boiler.

W.C.

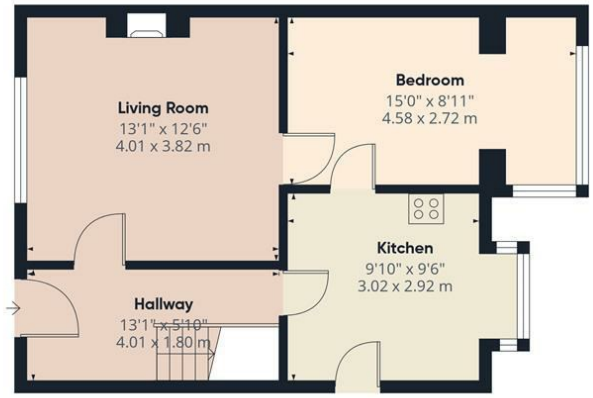
Double-glazed window to the side, vinyl floor, W.C.

Outside

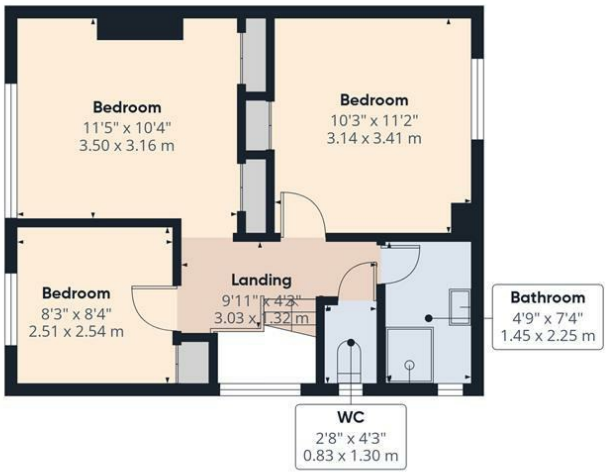
Wonderful enclosed rear garden with lawn and patio areas, raised flower beds, various trees, flowers and shrubs.

Investment Information

Tenure Freehold
Council Tax Band (B) £1,947
The property has had a new roof in 2021
No Onward Chain



Ground Floor



Floor 1

Approximate total area[1]

890 ft²

82.8 m²

(1) Excluding balconies and terraces

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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