

## 19 Eastham Street, Lancaster, LA1 3AY



**£165,000**



Spacious Three-Bedroom Terraced Home with Excellent Potential in South Lancaster.

This well-proportioned three-bedroom mid-terrace has a proven track record as a successful rental property and offers a fantastic opportunity for both first-time buyers and investors. Located in a highly desirable area of South Lancaster, it's just a short walk from the city centre, with excellent access to local amenities, transport links, schools, and universities.

The ground floor features two generous reception rooms, a good-sized galley kitchen and a convenient ground-floor shower room. Upstairs, three spacious bedrooms provide flexibility for family living.

While the property would benefit from some updating, it offers great potential to add value and put your own stamp on a home in a sought-after location. With its strong letting history and excellent local amenities, this is an exciting opportunity for those looking to invest or step onto the property ladder. Offered with no onward chain.

## Entrance Vestibule

Double-glazed door, carpeted flooring.

## Hallway

6.05m x 1.01m (19'10" x 3'4")  
Radiator, carpeted flooring, stairs to the first floor.

## Lounge

3.26m x 3.15m (10'8" x 10'4")



Double glazed window to front, radiator, carpeted flooring, block mantle.

## Dining Room

3.69m x 3.04m (12'1" x 10'0")



Double glazed window to rear, radiator, walk-in under stairs storage cupboard, doorway to kitchen.

## Kitchen

3.45m x 2.24m (11'4" x 7'4")



Two double glazed windows, radiator, power for freestanding electric cooker, stainless steel sink and drainer, a range of matching base units, space for tall fridge freezer, plumbing for washing machine, Vaillant gas boiler.

## Rear Porch

Upvc double glazed back door, tiled flooring, useful storage cupboard.

## Shower Room

2.11m x 1.62m (6'11" x 5'3")



Double-glazed window, radiator, easy-clean wall boarding, Manrose gold extractor fan, step-in shower cubicle with glass sliding door, thermostatic shower, tiled flooring, W.C.

## First Floor

### Bedroom One

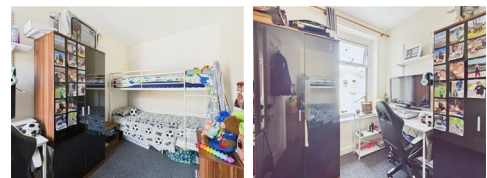
3.36m x 4.02m (11'0" x 13'2")



Upvc double glazed window, radiator, carpeted flooring.

### Bedroom Two

3.62m x 2.22m (11'11" x 7'3")



Double glazed window to rear, radiator, carpeted flooring,

### Bedroom Three

3.33m x 2.33m (10'11" x 7'8")



Double glazed window to front,  
radiator, carpeted flooring.

### Outside



Gate to access road and patio area.

### Useful Information

Council Tax Band (A) - £1,578.14

Tenure Freehold

No Onward Chain

Recent new roof

Recent damp Works

New bathroom and kitchen extractor

