

80 Westham Street

Primrose, Lancaster, Lancashire, LA1 3AU



£525 Per calendar month

Stylish two bed home with modern kitchen and appliances, with bright living spaces and neutrally decorated throughout - A must see! Fees apply. Available Now.

A brief description

Entering this home from the front elevation you will find yourself in the main living room which has neutral decoration. The kitchen has been fitted with a good range of storage and there is also a three piece bathroom to the ground floor.

Once you are up to the first floor you will find two bedrooms which could both accommodate doubles if needed whilst outside to the rear there is an enclosed yard.

This home is fully double glazed and also offers a gas central heating system. Why not come and have a look.



Key Features

- Mid Terrace Property
- Two Generous Bedrooms
- Recently Decorated Throughout
- Modern Fitted Kitchen
- EPC Rating - D
- Three Piece Bathroom Suite
- On Street Parking
- Well Presented, Available Now
- Fees Apply, No Smokers or Pets

About the location

Primrose is a sought after area of South Lancaster. Favoured by first time buyers, young families and young professionals the area has a great local community with plenty going on. The city centre with a whole host of amenities is just at the bottom of the hill and further up the hill you will find the University of Cumbria with it's modern sports complex and Williams Park with the famous Ashton Memorial and Butterfly House. Bowerham is on your doorstep and the area is in the catchment area of several popular local primary schools and secondary schools too. With so much going on in the local area it's easy to see why Primrose remains a sought after area.





2



1



1



D



Ground floor

The first room tenants will walk into is the main living room which has been recently decorated to create a bright and airy space to enjoy. To one alcove there is a built in cupboard which houses the meters for the home and the carpet has just been laid. A doorway opens up through to the modern fitted kitchen from the lounge.

Tenants will discover that the kitchen has been fitted with plenty of storage and work space for those who love to cook and there is also a built in oven, hob and extractor fan. Space for all the other expected white goods is available and there are stairs which lead you up to the first floor from this room also. Just off the kitchen there is a rear hall which allows access to the bathroom and also to the outside space.

The bathroom has been fitted with a contemporary bathroom suite in white and has been fully tiled for ease of cleaning. There is a shower above the bath to offer you the best of both worlds and there is a frosted double glazed window to the side elevation.

Up to the first floor

The first floor landing has access to both bedrooms and also a hatch which allows access up to the loft storage area. Straight ahead of you at the top of the stairs is the master bedroom which is a great sized double room looking out over the street at the front. Like the rest of the home this room has been decorated in a soft, neutral fashion so any style of furniture should fit right in.

The second bedroom is also large enough to accommodate a double bed if needed however would make a perfect guest room or study depending on your needs. There is a handy built in cupboard which goes above the stairs and is where you will find the Worcester combi boiler for the hot water and heating. A double glazed window looks out over the rear of the home from this room.

Outside space

Once you are round to the rear you will find a small walled courtyard area where you can hang your washing and store the bins around the corner out of the way. There is gated access which leads you out to the rear service lane.

Fees apply

The following fees will apply:

£75.00 per person, non refundable referencing fee.

£150.00 per property, admin fee payable upon signing your tenancy agreement.

Prices Inclusive of VAT

The Deposit on this property will be £605

What we like

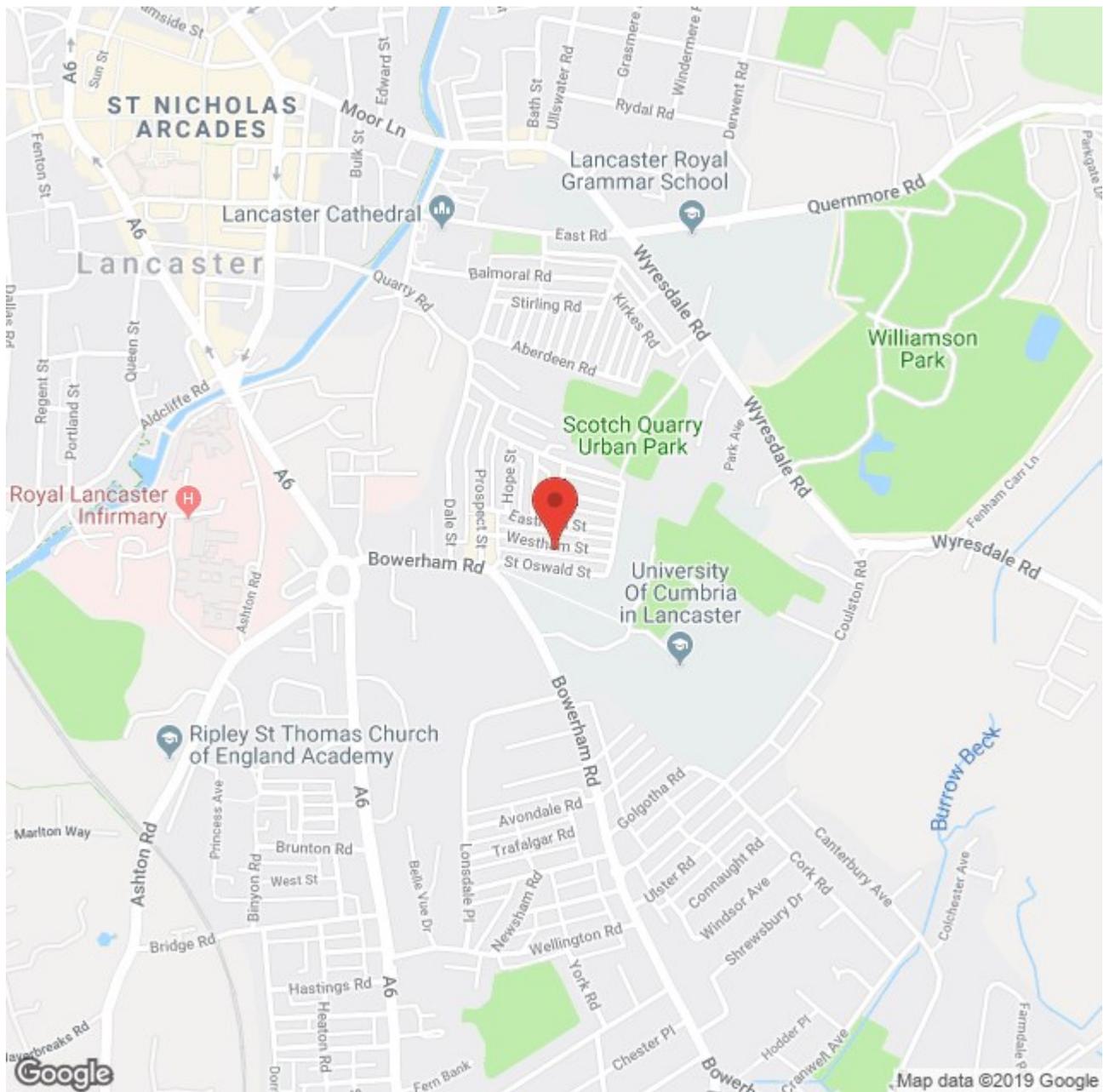
We love the fact that this home has been renovated throughout offering fresh, crisp decoration and modern fittings throughout. You simply can just move your furniture in then put your feet up.



Extra Information

- Council Tax Band A
- Available Now
- Modern Kitchen
- Great Location





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