

84 Windermere Road

Freehold, Lancaster, Lancashire, LA1 3EZ



£650 Per calendar month

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This delightful terraced home has accommodation over three floors, including two reception rooms and two double bedrooms. There is also a useful cellar with a utility area included. The views from the rear are fantastic, and the rear garden is a wonderful size. This home is available for rent in late November, on an unfurnished basis. No pets or smokers please.

A brief description

This two bedroom home on Windermere Road offers plenty of character, double bedrooms, and delightful views across Lancaster and beyond. Set over three floors, the home is ideal for an academic or professional couple.

The living accommodation on the ground floor includes a spacious living room, separate dining room and modern kitchen. There are two double bedrooms on the first floor, along with a newly fitted bathroom (photos to follow).

The cellar provides handy additional storage space, and includes a utility room for your laundry, and access into the surprisingly large rear garden. Contact us to arrange a private viewing while it is still available.



Key Features

- Spacious Three Storey Terrace
- Two Double Bedrooms
- Two Generous Receptions
- Kitchen & Separate Utility
- EPC Rating - E (in 2014)
- Expansive Garden to the Rear
- Lovely Views over Lancaster
- Available in Late November, Unfurnished
- No Pets or Smokers
- New Photos to Follow

About the Location

Freehold is one of the most sought after residential areas in Lancaster. From here you can walk into the city or just up to Williamson Park. If you commute, there is easy access to the M6. This is in the catchment area of excellent local schools and there are also great amenities close by.

The Main Living Space

The living room features an original style fireplace, exposed floorboards and a double glazed window which looks out over the front of the home.

The dining room is a great sized room and has a double glazed window which looks into the garden and will enjoy the afternoon sunshine. This room has also been decorated in soft, neutral tones and has access to both the kitchen and the cellar.

There is a good range of built in storage and work surfaces available to two sides of the kitchen. There is an electric oven and four ring gas hob provided for tenants, along with a fridge.





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E



The Spacious Cellar

The cellar comprises three separate rooms and provides access out to the rear garden. The first room houses the utility meters, and this was once used to store the coal for the home. The second room could be used for a variety of things from an office space to simply just storage depending on your needs. Finally, the far room has space and plumbing for the washing machine and also includes the combi boiler.

On the First Floor

Once you are up to the top floor, you will find the master bedroom is off to your right hand side. This room has been decorated in a neutral fashion and has a double glazed window which looks out over the front of the home. There is plenty of space here for a double bed, and there is a built in cupboard. The second bedroom is once again a generous size double room which has a built in cupboard for storage.

The double glazed window at the rear elevation has a wonderful view overlooking the garden, the city of Lancaster towards the Castle and the Lakes beyond. Just off the second bedroom you will find access to the bathroom. There is a new bathroom to the rear which includes a three piece suite with shower over the bath.

Front and Rear Gardens

The front of the home has a low maintenance courtyard style area with gated and walled boundaries. There are steps which lead you up to the main entrance for the home. There is access to the rear of the home from a cobbled alley which is shared with the neighbouring home and leads you round to the rear garden.

The garden at the back is a great size with a flagged patio seating area where you can sit and enjoy the summer sunshine. This area then steps down to a flagged pathway which take you down to the far end of the garden. There are a variety of mature planted shrubs and bushes and there is even a timber storage shed to the bottom of the garden. Another seating area is available and there is even a small pond which will attract a variety of wildlife.

Cost Information

There are no upfront fees to pay on this property.

The deposit for this property will be £650.00

We may charge a tenant any or all of the following when required:

1. The rent
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year
3. Default fee for late payment of rent (after 14 days)
4. Reasonable charges for lost keys or security fobs
5. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant
6. Payments associated with early termination of the tenancy, when requested by the tenant
7. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.

What we like

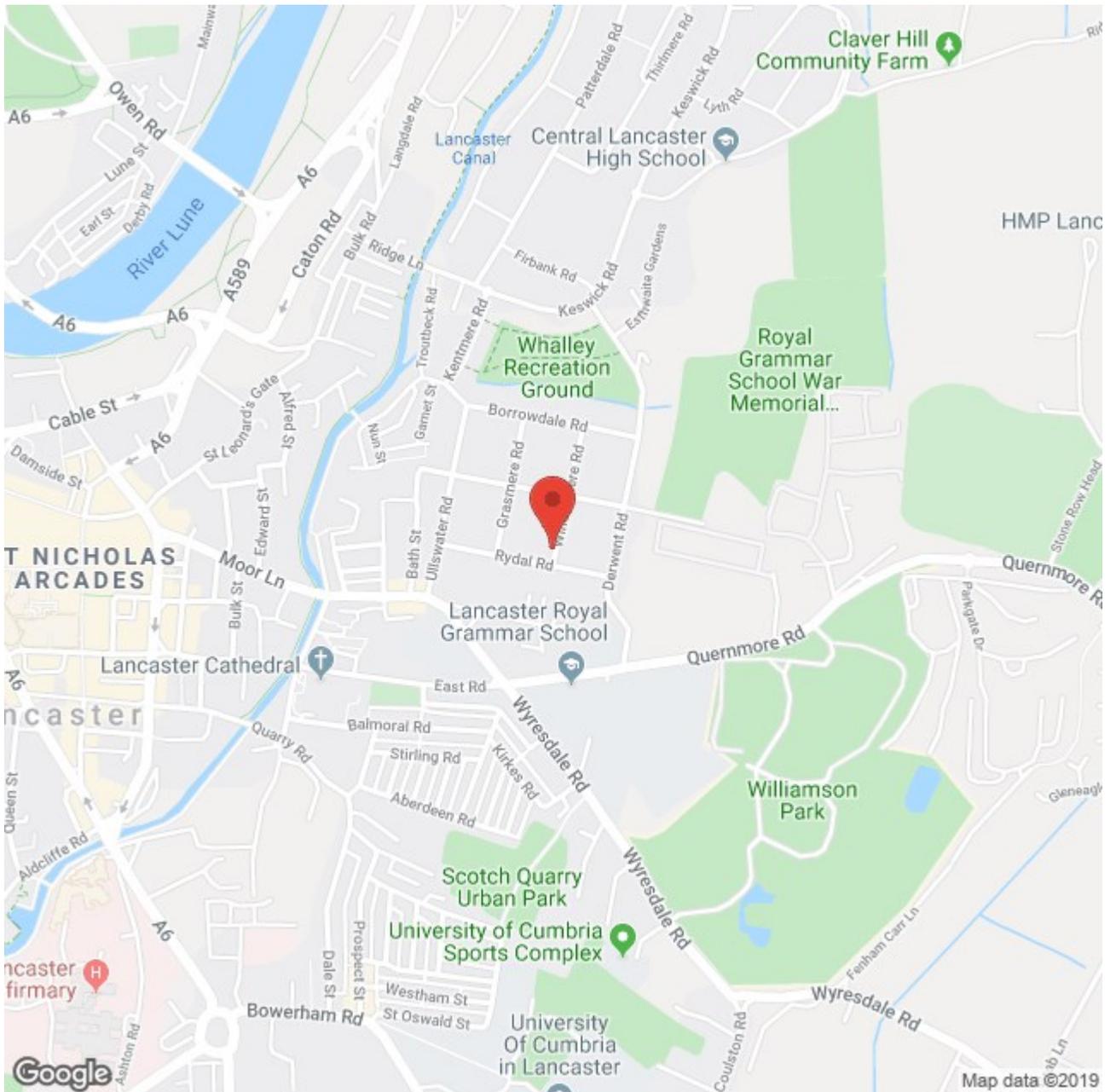
This terraced home has spacious rooms throughout and we are certain that you will be impressed with the fantastic views from the rear of the home over Lancaster and towards the Castle and beyond.



Extra Information

- Available in mid to late November
- Double glazed windows
- Gas central heating
- No pets or smokers
- Council Tax band A
- New Bathroom - NEW PHOTOS TO FOLLOW





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