

59 Willow Lane

Marsh, Lancaster, Lancashire, LA1 5PR



£575 Per calendar month

jdg
sales & lettings

Welcome to Willow Lane which is a great sized terrace home and has been recently renovated throughout. With two double bedrooms and a converted attic this property offers plenty of space. Close to amenities, the railway station and city centre. We love it!

Fees apply. No DSS, Pets or Smokers

A brief description

This home on Willow Lane is available in Mid January and is unfurnished. There are two generous reception rooms which are open plan, providing space to relax and dine along with a modern kitchen to the ground floor.

Once you are upstairs, you will discover two generous sized bedrooms and a rather large three piece shower room. There is also a converted attic space which has a double glazed Velux window.

Externally there is a courtyard style frontage along with a well proportioned enclosed yard to the rear of the home.



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property. Plan produced using PlanUp.

Key Features

- Mid Terrace Home
- Two Beds & Attic Conversion
- Open Plan Lounge Diner
- Enclosed Yard to the Rear
- EPC Rating - D
- Three Piece Shower Room
- Fees Apply
- Available Mid January
- No Pets, No Smokers, No DSS

About the location

The Marsh is a residential area of Lancaster close to both the Railway Station and only a short walk from the city centre. The River Lune is nearby, offering pleasant riverside walks, and the Millennium bridge takes you over towards Morecambe. Locally there are good local amenities and schools close by. Regular buses go from here to the city centre and also to the university.

Willow Lane is in a central location with local amenities close by.





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D



Ground floor rooms

As you step inside this spacious home you will find yourself in the entrance porch which opens up into the main living area. The lounge is a great sized space which has a bay window to the front, and the room has been tastefully decorated in a modern, neutral style. The dining area is open plan to the living room which makes this space ideal for entertaining family and friends. The dining area has access to the kitchen, a double glazed door leads out to the rear and the stairs will take you up to the first floor.

To the far end of the ground floor you will find the modern fitted kitchen which has plenty of built in storage. The kitchen work tops offer ample space for those who love to cook, and from the sink area you can look out into the rear yard. The owners have included a gas cooker which has an extractor fan above and there is further space for white goods.

Up to the first floor

Once you are up to the first floor landing you will find the master bedroom is to the far end. This great sized double bedroom looks out over the front of the home and has a really bright and airy feel to it. The second bedroom on the first floor is also large enough to accommodate a double bed if needed and looks out over the rear. Both bedrooms are decorated in a neutral style, to suit any furniture.

The first floor is also where you will find the rather spacious three piece shower room which has a great sized walk in shower cubicle. The room has been partially tiled and there is a frosted double glazed window to the rear elevation. The home also offers a converted loft space which has a double glazed Velux window and can be accessed off the first floor landing. This space could be used for a variety of purposes depending on your needs.

Outside space

To the front of the home there is a small courtyard style area with walled boundaries and steps leading up to the main entrance at the front. Once you are round to the rear of the home you will find an enclosed walled yard which allows you space to add a table and chairs. Gated access leads 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.

All prices inclusive of VAT

The deposit on this property will be £660

What we like

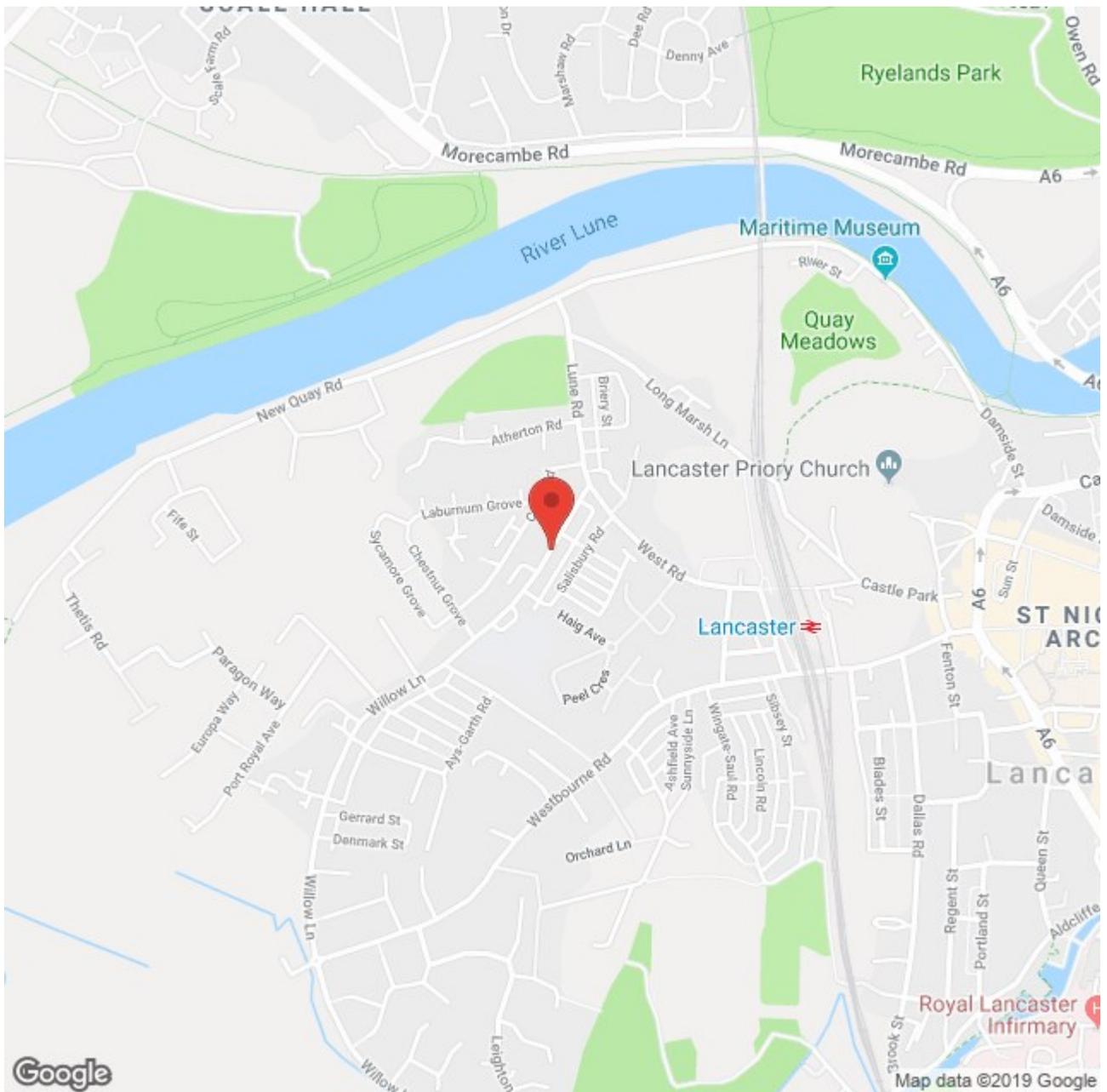
We like the space this home offers and the fact it has been completely decorated throughout in a neutral style. The open plan living space provides a fantastic area for entertaining guests. We feel this will make a lovely rental home.



Extra Information

- Open plan kitchen-diner
- Double glazed throughout
- Neutral decor
- Gas central heating
- Council tax band A





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