

38 Graham Street

Greaves, Lancaster, Lancashire, LA1 4UE

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£550 Per calendar month

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sales & lettings

This two bedroom terraced home is south of the city centre in the popular Greaves area. With modern decor throughout, and a new kitchen and bathroom, this will make a perfect home for someone working at the hospital or in the city centre. This property also benefits from having two separate reception rooms and two good sized bedrooms. Available now, unfurnished. Fees apply.

A brief description

If you're looking for a two bedroom home within walking distance of the city centre, with two spacious reception rooms and excellent decor, book a viewing at Graham Street. The kitchen and bathroom are immaculate, and there is a fridge-freezer and washing machine provided by the landlord as an act of goodwill.

Both bedrooms are decorated neutrally, and there is a private rear yard which is paved for easy maintenance.



Key Features

- Two Bedroom Terraced Home
- Close to the City Centre
- Modern Kitchen and Bathroom
- Feature Fireplace in Lounge
- EPC Rating D
- Two Good Sized Reception Rooms
- Private Rear Yard
- Available Now, Unfurnished
- No DSS, No Pets, Fees Apply

About the Location

Graham Street in Greaves is a very convenient location, close to the city centre. The Universities and the hospital are nearby, and the city centre is only 5 minutes' walk away, offering a vibrant cultural and retail experience. There are also amenities including shops and a hairdresser in the Greaves area.

This street is in the catchment area of good local schools. Regular buses run between the city centre and the University.





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On the Ground Floor

The entrance leads into a small porch area, ideal for storing your coats and shoes. This leads into the lounge which has a modern electric fire as a central focal point. The whole property is decorated in neutral, warm tones. From the lounge a door leads through there into the second reception room, which is a good sized and flexible space. There is space here for a dining table and chairs, and additional space under the stairs.

The kitchen has been recently fitted with modern white gloss units and integrated appliances to give a high quality, stylish finish. The landlord has provided white goods as an act of good will, and these are non-replaceable.

On the First Floor

The large master bedroom at the front of the property has ample space for a king size bed and other furniture. There is a built in storage area, and a window overlooking the front of the property. The second bedroom is a single room located at the rear of the home, decorated in green and blue tones. The bathroom is fitted with a modern three piece suite in white with a shower over the bath, pedestal wash hand basin and low flush WC.

Rear Yard and Parking

The private and enclosed rear yard has space for a table and chairs, and a gate leading into the rear access alley. There is plenty of on-street parking in this area.

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 fees are inclusive of VAT.

What we like

This is one of our favourite rental properties in this area. With a stylish kitchen and bathroom, two bedrooms and bright airy decor, we think this will be quickly snapped up by new tenants.



Extra Information

- Gas central heating
- Double glazed
- Unfurnished
- On-street parking
- White goods provided but not replaced
- Recently Re-Carpeted





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