

# 2 Franklin Street

Greaves, Lancaster, Lancashire, LA1 4TA

# £170,000



**jdg**  
sales & lettings

Are you looking for a 4 bed home for your family? Perhaps you are a student landlord looking for your next investment. This end of terrace has so much potential to develop further. Just look at that corner plot. Ask us about our ideas!

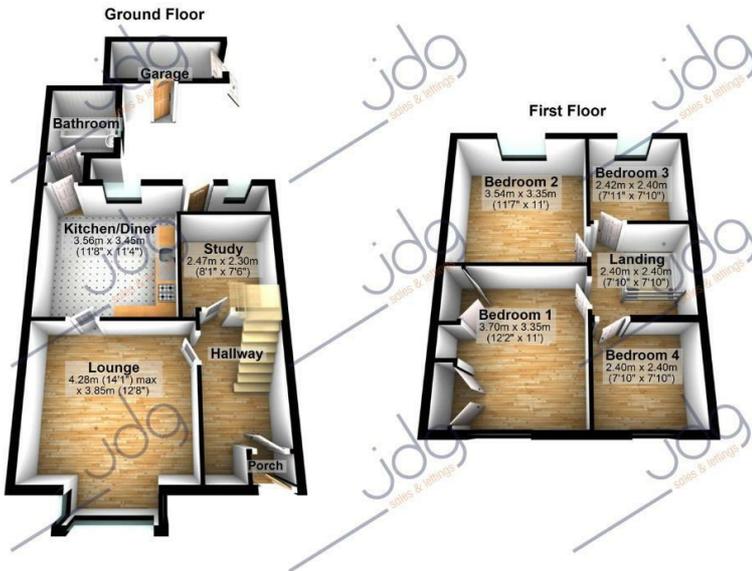
## A brief description

The main entrance to this home opens up into a hallway which has access to the main living room and also the ground floor study room.

We love how the lounge has such a bright and airy feel whilst the kitchen allows ample space to add a dining table. The bathroom is also to the ground floor and has a rather contemporary feel.

Up on the first floor there are two double bedrooms and two generous sized single rooms which makes this home ideal for investors or a growing family.

Thanks to the home being located on a corner plot there are low maintenance garden areas to the front, side and rear along with off road parking which leads to a detached single garage.



## Key Features

- End Terrace on a Corner Plot
- Four Generous Bedrooms
- A Lovely Bright Living Room
- Ground Floor Study Room
- Kitchen with Space to Dine
- Bathroom on the Ground Floor
- Off Road Parking & Garage
- Great Investment Opportunity
- No Chain, Close to Amenities

## Where is Franklin Street?

Franklin Street is located at the heart of one of Lancasters most desirable residential areas, Greaves. Situated just south of the city centre, Greaves attracts a wide range of clientele from the young professionals, growing families and the retired due to its wide range of amenities, shops, schools and churches.

With great access to the town centre and within walking distance of the Royal Lancaster Infirmary it is also within easy reach of a regular bus service and offers a fantastic location to commute both north or south.

Minutes away are the Lancaster University and University of Cumbria and Williamson Park is also close to hand which offers approximately 52 acres of open public park land and houses the impressive Ashton Memorial and Butterfly House.

## The entrance hallway

Welcome inside Franklin Street. This end terrace home has a lovely bright and airy feel as soon as you step inside. The stairs lead you up to the first floor and there is storage below to hide away your Hoover and ironing board etc.

To the far end of the ground floor is a handy room which we think would make a perfect home office, however it has been used in the past as a ground floor bedroom so at least you have options depending on your circumstances. The hallway also has a further doorway which opens into the living room.





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## The ground floor living

Once you are through to the main living room you will discover a beautifully bright and airy room which has been tastefully decorated in a soft, neutral colour scheme. This will make the ideal place to sit and unwind after a long hard day and there is plenty of space to add all your living room furniture. Access into the kitchen is just off the lounge.

The kitchen is a generously proportioned room which has a great range of cabinetry and work space for those who like to cook. There is more than enough space to add all the white goods you will need and the boiler for the home is also located in the kitchen.

The kitchen also has enough space to dine if you wish. Once you have added your own table you can enjoy a sit down meal with your family or friends when they call round to visit. The kitchen diner also has a rear door which takes you to the outside space and there is also a doorway leading you to the ground floor bathroom.

To the far end of the ground floor is a contemporary three piece bathroom with a marble effect tile which is finished in a modern grey colouring which complements the white three piece suite. Above the bath there is a shower and there is also a frosted double glazed window.

## The first floor

Up on the first floor, the landing area allows access to the loft which will be ideal for storage and there are four doors opening to all the bedrooms available.

The master bedroom overlooks the front of the home and this brilliant sized double room has a range of built in wardrobes across one wall for all your storage needs. Once again this is a lovely bright room thanks to its south facing position.

The second bedroom is also a well proportioned double room which looks out over the rear of the home. This would make an ideal guest room or perfect teenagers room thanks to the space on offer. The other two bedrooms are certainly larger than the average single room you may have come across when you have been looking at other similar styled home which makes this home a very interesting prospect.

## The garage and corner plot

Because this home is situated on a corner plot you actually have more space than other terraces in this area. Not only is there a low maintenance space to the front and the side, complete with walled boundaries but there is a paved area to the rear.

The home actually boasts off road parking which leads to a detached single garage with an up and over door, along with a side entrance also. This garage has been used for storage and would make a perfect workshop or even a home gym.

## Information for investors

This property has been successfully let out for 17 years to university students and Royal Lancaster Infirmary staff. We are informed it fully complies to current regulations.

With a potential income of £19,000 per annum ( £95 per room x 4 students x 50 weeks ), this property has a potential gross yield of 11% per annum based upon the asking price of £170,000.

## What we like

*We really like the fact that this home has four bedrooms and the potential for a 5th if required on the ground floor.*

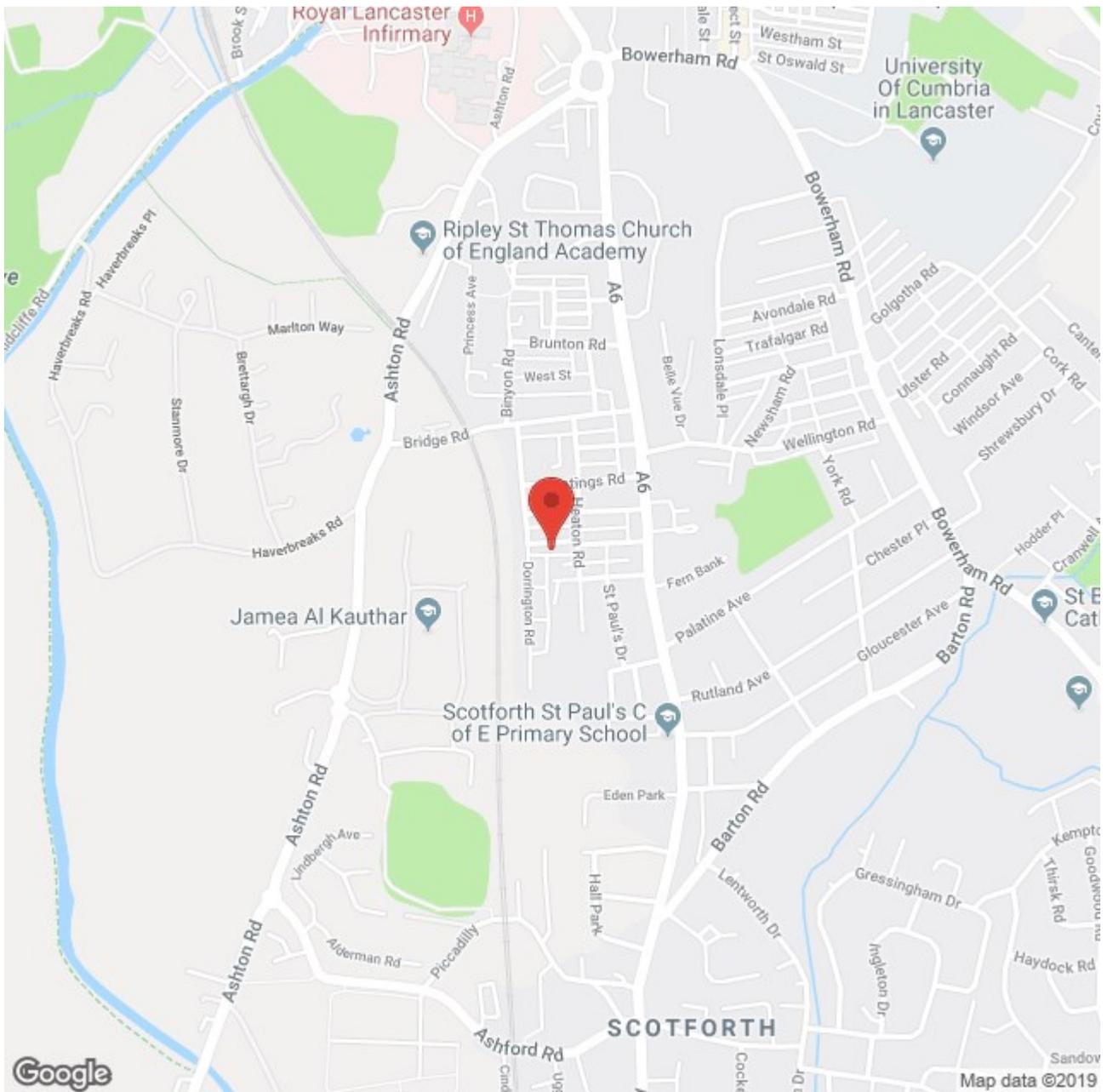
*This home really does offer a lot for the price and the corner plot location allows more space outside than your average terrace in this area, not to mention the garage!*



## Extra Information

- Council Tax Band
- Potential rental income of £19,000
- For sale with No Chain
- The Worcester boiler is located in the kitchen
- Previously rented for the past 17 years





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