

# 27 Denmark Street

Marsh, Lancaster, Lancashire, LA1 5LY

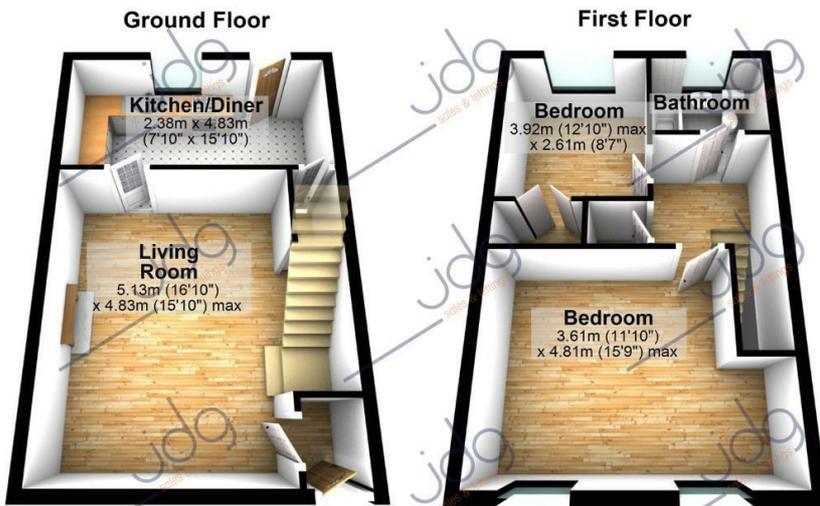
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**£110,000**

**jdg**  
sales & lettings

First time buyers and investors will love this spacious two bed terrace property on Denmark Street. Within easy walking distance of the train station and everything the city center has to offer, it's perfect as a starter home or rental property for working professionals. A real bonus is the size of the rooms, come see for yourself.



This 2D/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.

## A brief description

This spacious 2 bed town house is just perfect for first time buyers and investors. With great sized rooms throughout, and located in a popular area of Lancaster, we feel it could be made into a delightful first home or transformed into a high end rental property.

Boasting two double rooms, a large kitchen with space to dine and a private patio area to the rear, you really have to view it yourself to see the potential this home has to offer. The convenience of being only a short walk from the train station and city center really adds to the appeal of this modern town house.

Give us a call to book your viewing quick as we feel it won't be around for long!

## Key Features

- Modern town house
- Two double bedrooms
- Great sized lounge
- Spacious kitchen
- Double glazed & GCH
- Private enclosed garden to rear
- Close to amenities
- Perfect Investment opportunity
- Available no chain

## About the Location

In Denmark Street you have a great location, within easy walking distance to both the train station and City center, it is ideal for commuters and local workers equally. The Marsh is a very popular area for families, couples and retired people, comprising of a mix of homes from Victorian terraces, through to new modern town houses.

There are handy local amenities such as a convenience store, fish and chip shops and Chinese takeaways with the added bonus of popular schools close by too. Regular buses go to the city center and also to the university. Open playing fields can be found at the bottom of the hill along with a children's play area and pleasing walks in Freeman's Wood and the river Lune estuary.

This particular home is one of the more modern town houses built in the 1980's and offers a slightly different layout to the neighbouring Victorian terrace homes.





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## The Living room and Kitchen

Walk through the front door into a handy vestibule, the perfect space for hanging up your coats and kicking off your shoes before entering the rather spacious main living area.

Something you will notice straight away is the amount of space on offer in the lounge, it is a truly wonderful size and with some updating here and there would be the perfect main living space. Boasting two windows to the front, this allows plenty of natural light to flood in and help achieve that all important bright and airy feel. The open plan staircase is accessed from the lounge and leads you to the first floor rooms.

From this generously sized room you can access the kitchen at the rear of the home. Once again you are spoilt with space in this particular kitchen and will find an ample amount of built in storage plus more than enough worktop space available for preparing those home cooked meals. With plenty of space for the white goods we use everyday and even offering room for a dining table to sit and eat your meals at, I think you'll agree when we say it's a real bonus having a kitchen this size.

Within the kitchen to the back you will find an extremely handy storage area under the stairs, perfect for storing all your bits and bobs including ironing boards, vacuums cleaners etc. Access to the rear garden is achieved through the back door, located to the back.

## The bedrooms and bathroom

Make your way back into the front living room and up the open plan stairs to the first floor. You are greeted with a spacious three piece family bathroom. Whilst the suite is a little dated, it is in fact presented in a really good condition, offering part tiled walls and electric shower over bath. A large frosted window allows lots of light in, brightening the room.

Next door you will find the first of two double bedrooms on offer. A truly great sized room considering it's function as a second bedroom. With more than enough space to fit a double bed and furniture and offering a large window overlooking the rear of the property, again allowing an abundance of natural light to stream in. It's the perfect guest room/study or child's room.

Along the landing to the front of the property and you approach the master bedroom. Overlooking the front of the home and benefiting from two windows creating a bright and airy feel, you will discover a fantastic sized double bedroom here. Neutrally decorated and offering plenty of space for a double bed or even a king size bed, along with bedroom furniture, this master bedroom will appeal to many.

## The back yard space

To the rear of the home, buyers will find a generous sized yard which offers a gloriously lush and green area to take advantage of during during the warmer months. Enjoy the afternoon sunshine on this sun soaked patio and relax in privacy with walled boundaries.

it really is a tranquil little area to enjoy after a long days work. Crack out the barbecue and pour yourself a glass of wine. Gated access out to the cobbled rear service lane is achieved out back too.

## What we like

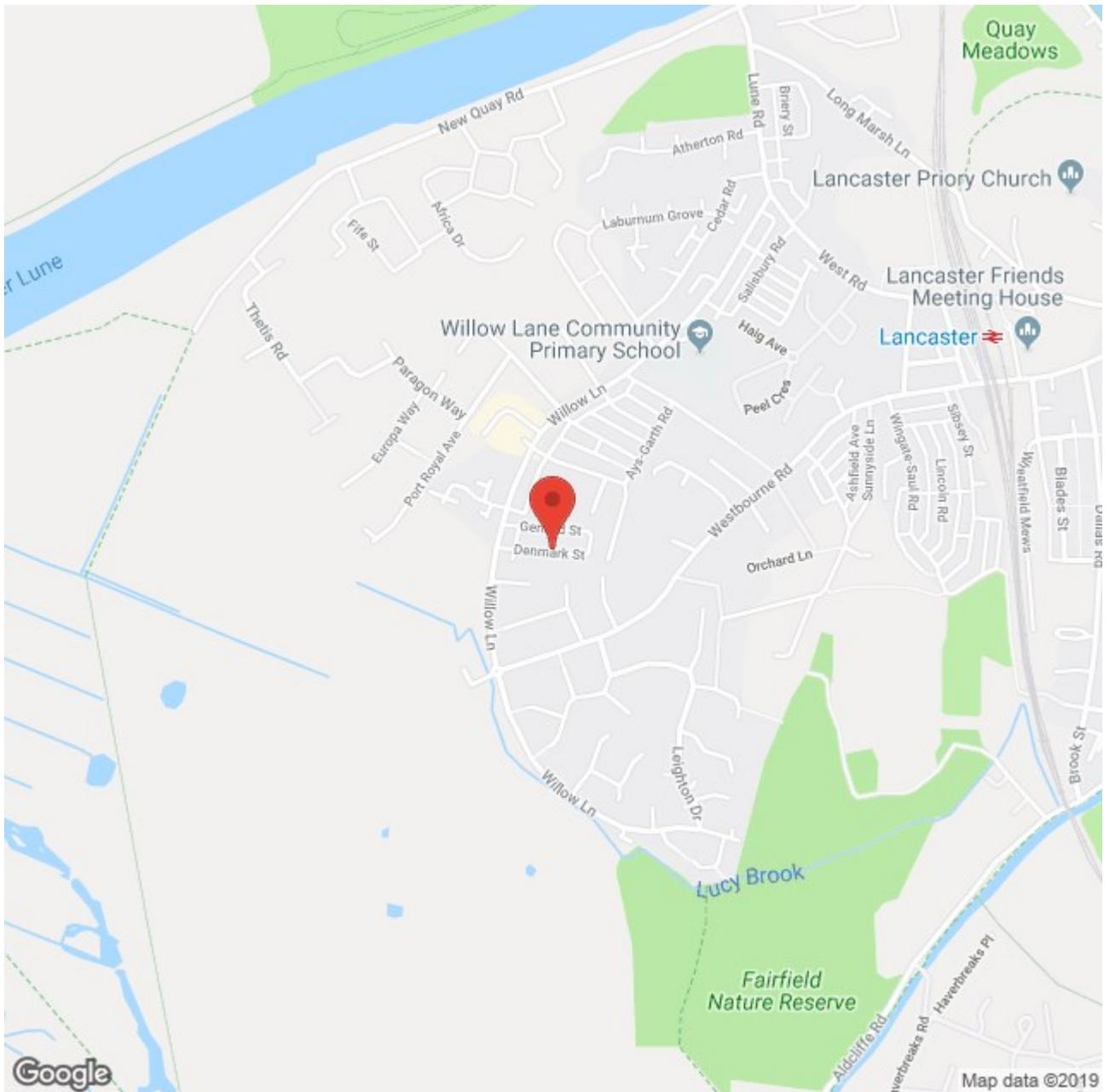
*It has to be the potential this home offers to investors. With modernisation and re-decoration, you could expect a monthly rental of £575. This equates to a healthy 6.27% gross yield. On the other hand, this could be a brilliant first home for somebody!*



## Extra Information

- Perfect Investment opportunity
- Potential gross yield of 6.27% at a rental price of £575pcm
- DG & GCH throughout
- Private rear garden
- In need of a little updating to achieve high rental price
- Council Band A





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