

35 Longlands Road

Vale, Lancaster, Lancashire, LA1 2NU

£92,500

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With its generous size double bedrooms, enclosed garden and a downstairs w/c, you will love the price and the size of this property. EPC C

Investors could expect to get a gross yield of 6.63% based on an income of £525 pcm

A brief description

This could be a perfect first time home for the potential buyer. The ground floor consists of the living room, the kitchen and the downstairs bathroom. The first floor offers two double bedrooms along with the family bathroom. Local shops are close by, so are primary schools and secondary schools just a short walk away. There is also a bus route that runs to both Morecambe and Lancaster at the end of the road.



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

- Double glazed and gas centrally heated
- Off street parking
- Front and Rear garden
- Combination boiler
- Council Tax Band A
- 15 minute walk to the city centre
- Local primary schools
- Local amenities close by
- Beautiful Ryelands park minutes away
- EPC Rating C

Where is Longlands Road?

Longlands road is situated about 15 minutes walk from the city centre. The area comprises of a mix of homes from Victorian Terraces, semi detached homes and the more recently built modern townhouses and apartments.

The area has a mixture of first time buyers, buy to lets and residents that have lived here most of their life through generations so it is a popular area to reside.





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The ground floor

Once you have entered through the front door, you will find a good size hallway with laminate floor running through into the living room. The oat carpeted stairs to the first floor run up the middle of the hallway.

The living room is open plan with two great size windows allowing lots of day light to flow around the room. Towards the back of the room there is a feature gas fire and surround and horizontal shelving running along one wall to place ornaments and books.

White horizontal blinds are fitted to both windows.

The kitchen is just off the entrance in front of you and here you will find fitted beech wood effect units with space for fridge/freezer and plumbing for a washing machine. The flooring is tiled in white and complimented by white splash back tiling on the walls. The combination boiler is housed on the wall next to the sink and you can also gain access to the rear garden from here.

The downstairs W/C is situated on the right hand side as you enter the property.

The first floor

Come on up to the first floor and see for yourself how generous the bedrooms are.....

Once you reach the top of the stairs , to the left you will see the family bathroom and bedroom one. To the right you will find bedroom two.

Bedroom one is a great size double at the front of the home. It is carpeted in a neutral colour and has a handy wardrobe for storage or hanging space.

Bedroom two is again a great size double with two really big windows. The light beams off one wall here onto another and gives the room such a light airy. There is also a cupboard like bedroom one for storage or hanging space.

The bathroom is fitted with a white 3 piece suit and has a mixer tap shower. Floor to ceiling white tiling covers the walls where the bath and shower are situated. A wall mounted radiator/ towel rail features and anti slip flooring to compliment the white and cream decor.

Outside space

To the front you have a huge driveway big enough for at least two cars and a garage for storage at the bottom. The front of the property is gravelled but add a few bright pots, plants and fencing, why not even a little bench or chairs and you will have created yourselves a nice space to sit and watch the children play. The rear garden is half gravelled and half grassed. The area is in need of a little TLC. Decking and fencing would give you a lovely area to sit and enjoy the sun whilst the BBQ cooks away your dinner.

What do you think?

What we like

This home is great value for money. The bedrooms are generous and there is spacious living.



Extra Information

- Two generous double bedrooms.
- Off street parking for 2 cars
- Quite residential area
- Double glazed and centrally heated
- Open plan Living room/diner
- Council Tax Band A





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