

24 Beech Street

Marsh, Lancaster, Lancashire, LA1 5PL



£125,000

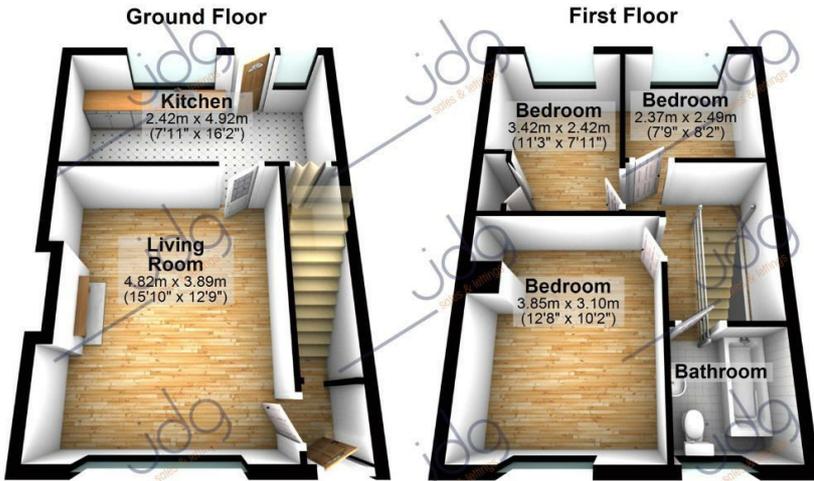
This terrace home is the perfect opportunity for first time buyers, families and couples a like. Considering the location, size and proximity to the city centre, this home will surely be appealing to many buyers on the market.

Boasting a generous lounge, 3 bedrooms, two of which are doubles and a great kitchen diner. Completed with a 3 piece bathroom, this home even has a great yard out back. Get in touch to book your viewing!

A brief description

This spacious terrace home offers three bedrooms and a great sized yard to the rear. The location is a real bonus, allowing potential buyers to walk into the city or stroll to the train station, making this home a desirable purchase for commuters and City Centre workers.

This really is a great first time buy or even as a lucrative investment opportunity. You can expect a gross yearly return of around 5.76% based on a rental price of £600pcm.



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.

Key Features

- Terrace home within a cul-de-sac
- 3 generous bedrooms
- GCH and double glazing throughout
- Fantastic size lounge
- Kitchen with space to dine
- Modern 3 piece bathroom
- Council Tax A
- Close to City Centre & Train Station
- Potential investment opportunity

The Location

Beech Street is a quiet residential street, located in the ever popular area of Marsh, Lancaster. Conveniently placed close to both the railway station and the city centre, it's the perfect location for commuters and workers in the City.

The area comprises of a mix of homes from Victorian terraces, through to new modern townhouses and attracts a diverse clientele. Close by there are great local amenities including a Spar shop, two great fish and chip shops, a very popular Chinese takeaway, plus two sought after schools. Regular buses go to the city centre and also to the university, making the whole of Lancaster easily accessible.





3



1



1



D



The ground floor living areas

Enter this property into a handy hallway presenting you with carpeted stairs leading up to the first floor. Immediately to your left leads you into the spacious, light and airy lounge. Boasting an ample amount of space for relaxing in. One of the first things you will notice is how light this room is, due largely in part to the large window to the front of the home allowing plenty of natural light to flood in. The neutral decor and carpeted floors give a modern and warm feeling to this particular room. An attractive fire surround adds a great focal point along with a tasteful feature wall.

The kitchen itself is to the rear of the home and overlooks the private and spacious yard. Fitted with a range of modern white units and boasting a substantial amount of worktop space and plenty of room for all the expected white goods along with a built in oven and hob plus, a handy storage cupboard. Due to the ample amount of space available in this kitchen, there is even an area for dining, great for breakfast time I think you will agree. Access out to the rear yard can also be achieved from the kitchen upvc door.

The bedrooms and bathroom

Head up the carpeted stairs to the first floor landing, allowing access into all the rooms available on this floor. The master bedroom is a generous size double room which overlooks the front of the home. This room offers a great space for all your bedroom furniture which you would expect and is neutrally decorated in light tones adding to the bright and airy feel.

To the rear of the home you will find a further double bedroom boasting a great amount of space once again and handy built in wardrobe. The continued theme of neutral decoration is evident and has a brilliant aspect overlooking the yard to the rear. The third bedroom is a spacious single which could also be used as an office or study depending on your needs.

Toward the front of the property you will find the well appointed 3 piece modern bathroom. Enjoying a tasteful, white suite with shower over bath and fully tiled walls throughout for ease of cleaning. The large opaque window allows for natural light to enter, keeping the room bright and airy.

The outside space

A real bonus to this particular home is the large yard to the rear, complete with a handy storage shed for garden furniture etc. Allow your imagination to take over and think colourful potted plants dotted around this great space, gorgeous garden furniture and of course the all important barbecue, and you suddenly have yourself a relaxing and enjoyable private area to enjoy the summer months in.

To the far end, you will also find a gate giving you access to the service road where you can easily put out your bins.

What we like

The size of the rooms in this terrace house will really surprise you! It has to be the large living space to the front of the property that won us over and of course the location!! Being so close to the train station is perfect for commuters, whilst still being tucked away down a quiet street.



Extra Information

- This home is for sale with no chain
- This home is council tax band A
- Dbl glazed and GCH throughout
- Great investment opportunity
- Close to City Centre and train station
- Great size rooms with bags of potential





58 Market Street, Lancaster, Lancashire, LA1 1HS

t: 01524 843322 e: sales@jdg.co.uk w. www.jdg.co.uk