



25 Clarendon Road, Lancaster,
LA1 2DQ

25 Clarendon Road, Lancaster

The property at a glance

2  1  1 

- Stone Fronted Mid Terrace
- Two Double Bedrooms
- Spacious Lounge & Fitted Kitchen
- Ground Floor Bathroom Suite
- Double Glazing & Gas Central Heating`
- Small Rear Yard & On Street Parking
- Close to Lancaster City Centre
- EPC Rating C
- Council Tax Band B



Get in touch today

01524 401402
info@gfproperty.co.uk
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£725 PCM

Get to know the property

Stone fronted, two bedroom mid terrace set in an elevated position on Clarendon Road, North Lancaster - within easy reach of Lancaster City Centre.

Upon entrance to the property you step into the good size lounge which features a pebble effect electric fire. The kitchen offers a range of wall and base units in white with contrasting black worktops, integrated oven , hob and extractor hood plus gifted* fridge freezer and gifted* washing machine. Positioned just off the kitchen is the ground floor bathroom comprising bath with shower above, low flush WC and wash hand basin.

To the first floor there are two double bedrooms. Further benefits to the property include double glazing, gas central heating and newly fitted carpets to both bedrooms and the stairs.

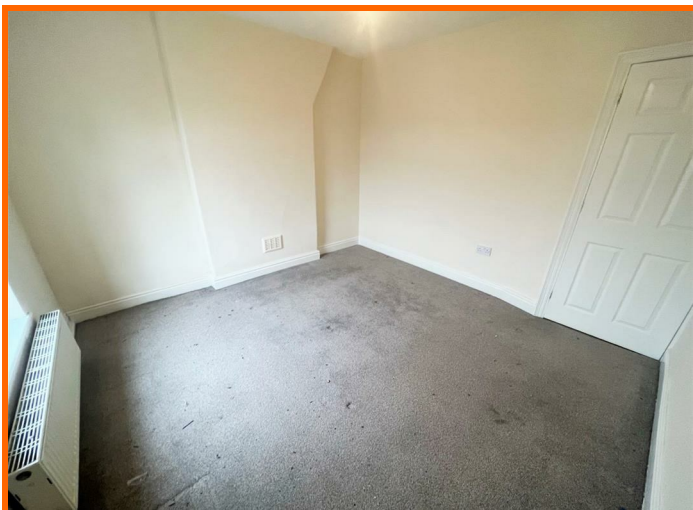
Externally, there is on street parking to the front elevation and to the rear, a small yard with gated access to the rear service lane.

Situated in North Lancaster, the property is conveniently positioned close to local amenities including shops, pharmacy and schools with Lancaster City Centre within walking distance, offering a wider range of amenities. There are regular bus services through the area, plus access to the M6 motorway also nearby, with the Bay Gateway link road within easy reach. This property is also a street away from the River Lune, which is great for peaceful walks in the evening.

*gifted appliances are left for the tenant to use, however in the instance of breakdown, the landlord is not obliged to replace or repair.



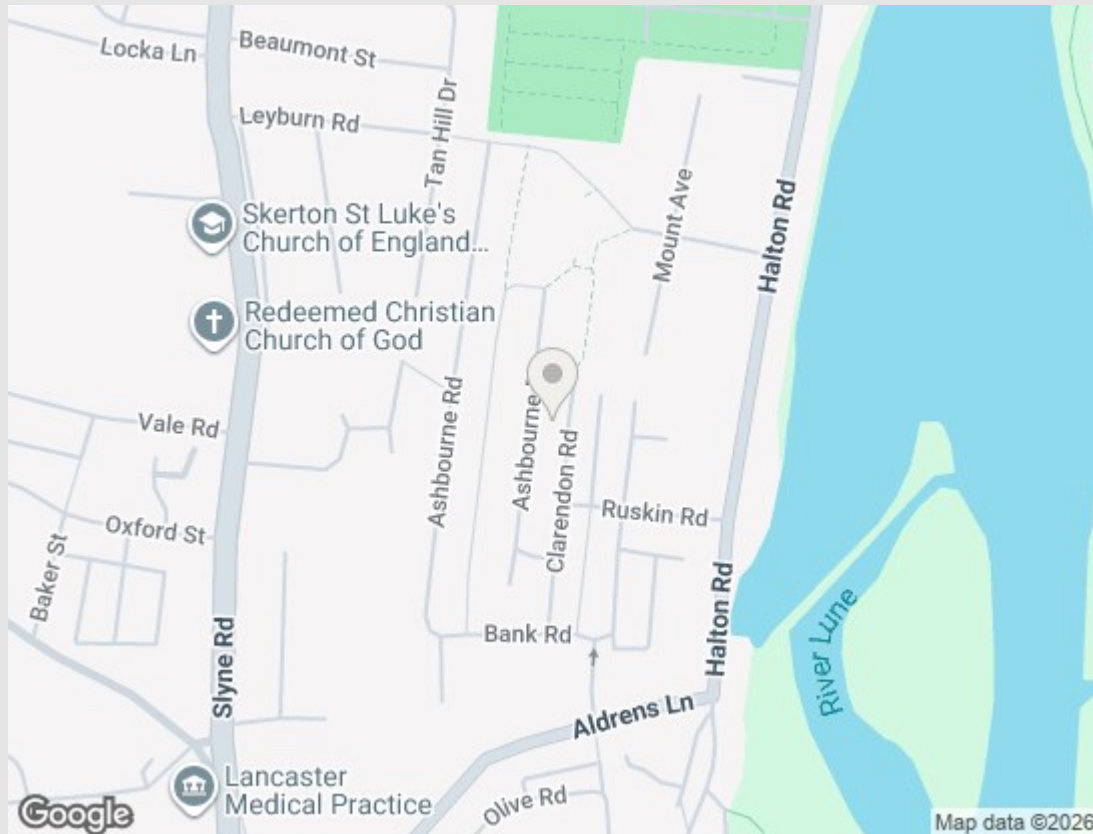
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	