



10 Trafalgar Road, Lancaster  
£165,000





## 10 Trafalgar Road

Lancaster, Lancaster

Is this the perfect first home? Charming 2-bed mid-terraced house in South Lancaster! Modern kitchen, a conservatory, redecorated throughout. Well placed for Williamson Park or town. Ideal for young couples or small families.

Council Tax band: A

Tenure: Freehold

- Terraced House
- 2 Bedrooms
- Modern Kitchen
- Conservatory
- Flagged Rear Yard
- Recently Redecorated
- Great First Home
- Popular Bowerham Location
- Great Local Amenities
- Transport & Travel Links





### **The House**

This could just be the perfect first home and you will be surprised at the extra space it offers too! The front lounge has a welcoming, modern feel. A living flame gas fire provides a traditional focal point and the white painted panelled door opens to a modern rear kitchen. Throughout you will find fresh, modern décor creates a contemporary finish. The kitchen is a generous size and is modern and well planned with an integrated eye level oven and integrated hob. There is plumbing and space for a washing machine and further space under the stairs for more appliances. Stairs lead up to the first floor and a further panelled door opens to the rear conservatory. The conservatory has the feel of a second reception room and whilst used as a second sitting room it would be a great dining room or even home office dependent on the buyers wishes.

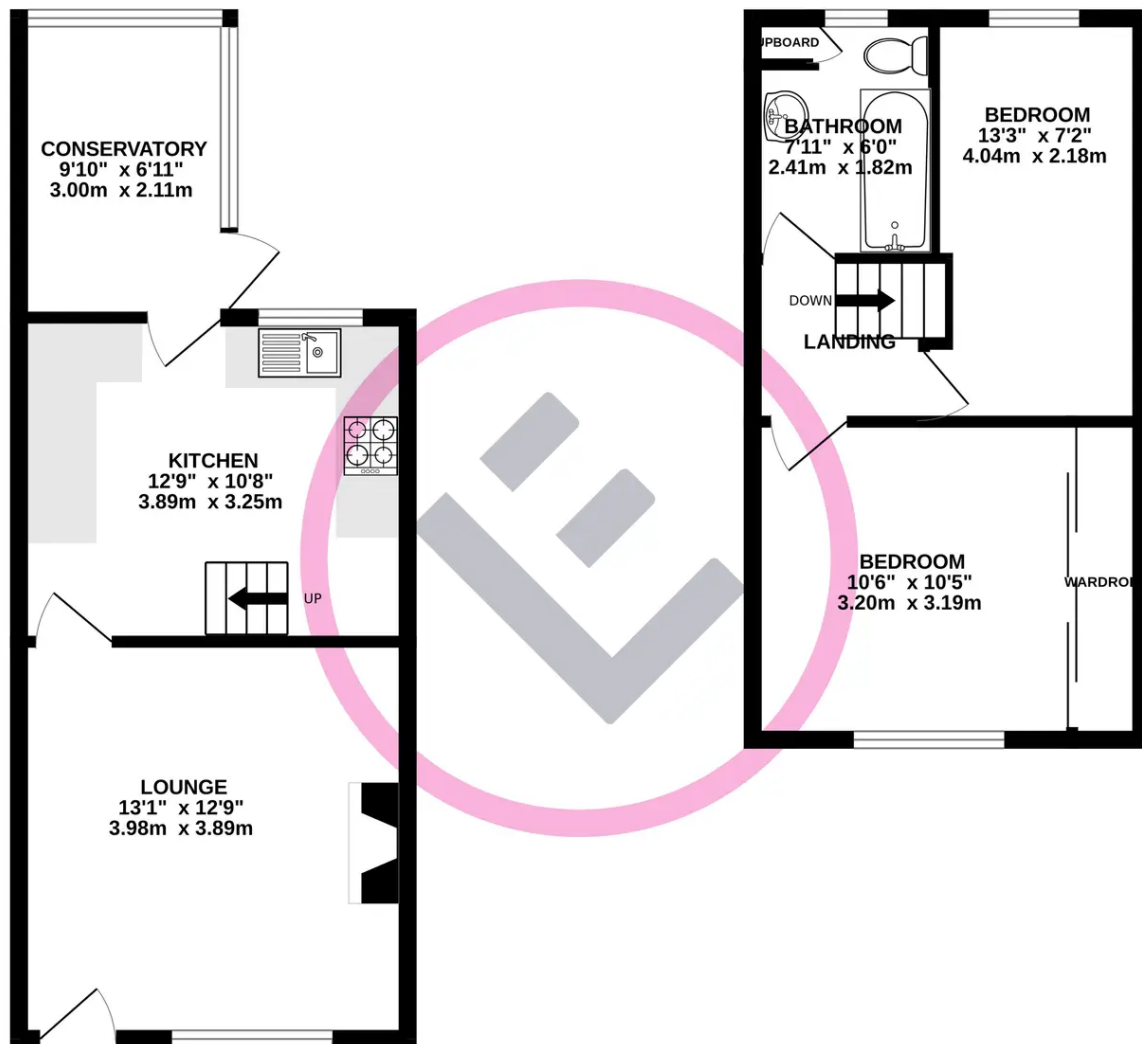
### **Upstairs**

On the first floor you will find two generous bedrooms and the bathroom. The master bedroom has built in wardrobes to one full wall and the second bedroom is currently used as a generous home office. A drop down ladder in the second bedroom accesses the loft which is fully carpeted and has natural light having a skylight. The loft is used for storage. The bathroom has a white three piece bathroom suite with over bath shower.



GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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