



13 Coverdale Road, Lancaster
£110,000





13 Coverdale Road

Lancaster, Lancaster

A Blank Canvas with No Chain! This 3 bed, South Lancaster house has open plan living to the ground floor, a basement & upstairs, 3 bedrooms & a bathroom. It is ready for updating and a makeover. If you are ready for a little work this is a great opportunity!

Council Tax band: A

Tenure: Freehold

- Terraced House
- No Chain
- Open Plan Living
- Rear Yard
- 3 Floors to Rear
- Basement
- South Lancaster Location
- Great Local Amenities
- Transport & Travel Links





Location

Coverdale Road attracts many families having great access to the mainline railway station, the hospital and the universities. Within the area is a primary school rated outstanding by Ofsted and of course a great choice of secondary schools including Ripley and the Grammar Schools. The city centre is very convenient but there are also peaceful riverside and woodland walks, a playing field and children's play park all within easy reach.

The House

This generous, family home is ready for a makeover but what a great opportunity to create the house of your dreams in a great area! The house is set back from the road with a gated front garden. A wooden, panelled door opens to the front porch and from there a further wooden door opens to generous, open plan living. The living space is fully open plan. The dining area is to the rear and has a gas fire focal fire to match that of the living area to the front. Being dual aspect with a bay window to the front and rear window overlooking the yard this living space is light, bright and airy offering the perfect blank canvas. A door at the rear leads to the kitchen and a further white painted panelled door separates the staircase creating privacy.



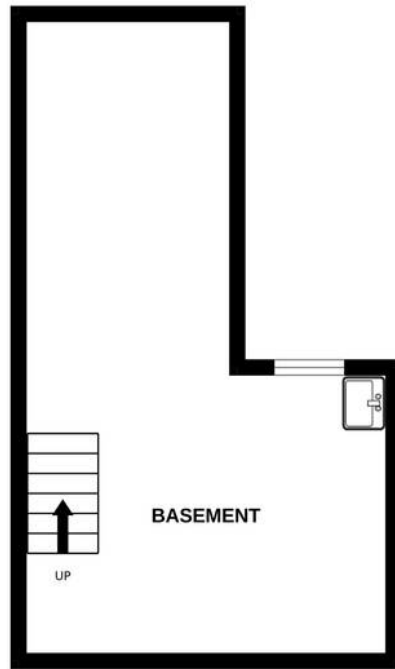
Kitchen & Basement

The kitchen is generous and dual aspect with a side window and a rear window. The fitted kitchen has grey cabinets and there are tiled splashbacks. The kitchen benefits from having an integrated Beaumatic gas hob and oven. There is an integrated Hygena dish washer. A wooden door opens to the staircase which leads to the basement.

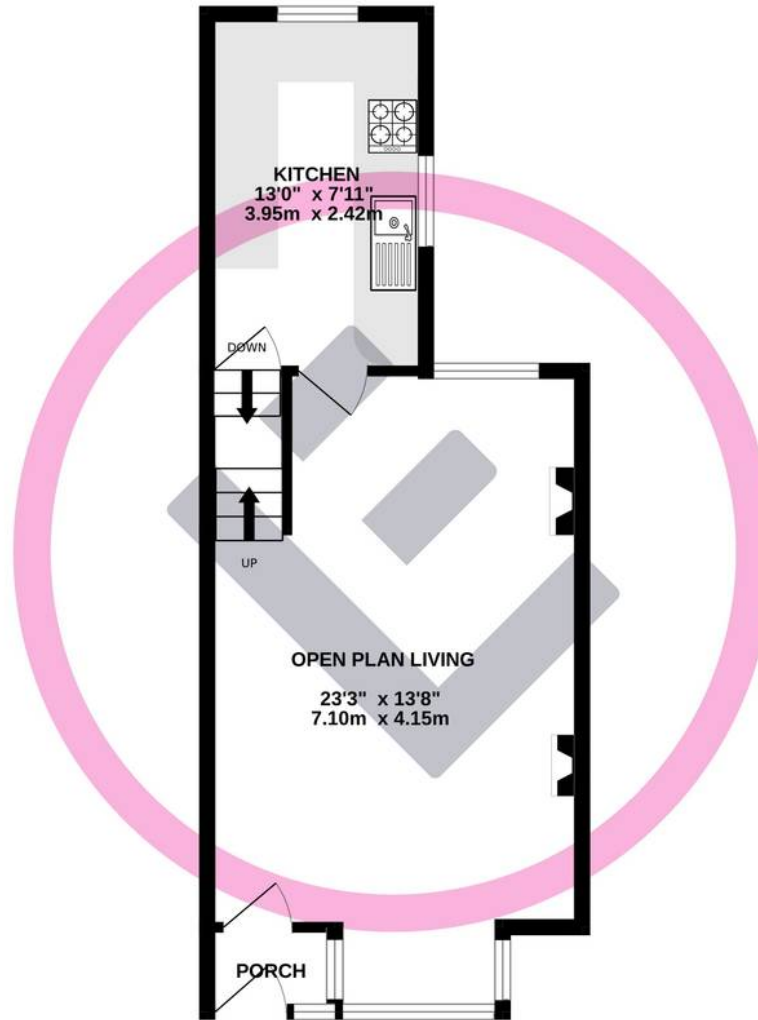
Bedrooms and Bathroom

On the first floor you will find three bedrooms with built in wardrobes and the bathroom. The bathroom has a coloured three piece bathroom suite with wash basin, low flush WC, bath and over bath shower.

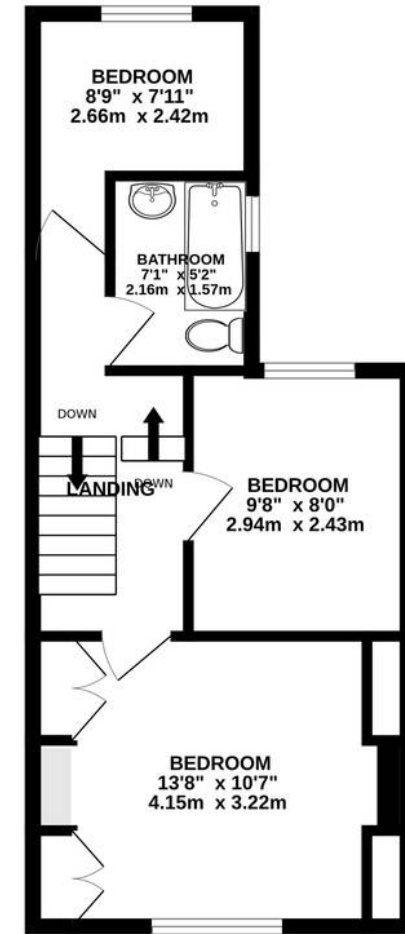
BASEMENT
247 sq.ft. (23.0 sq.m.) approx.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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