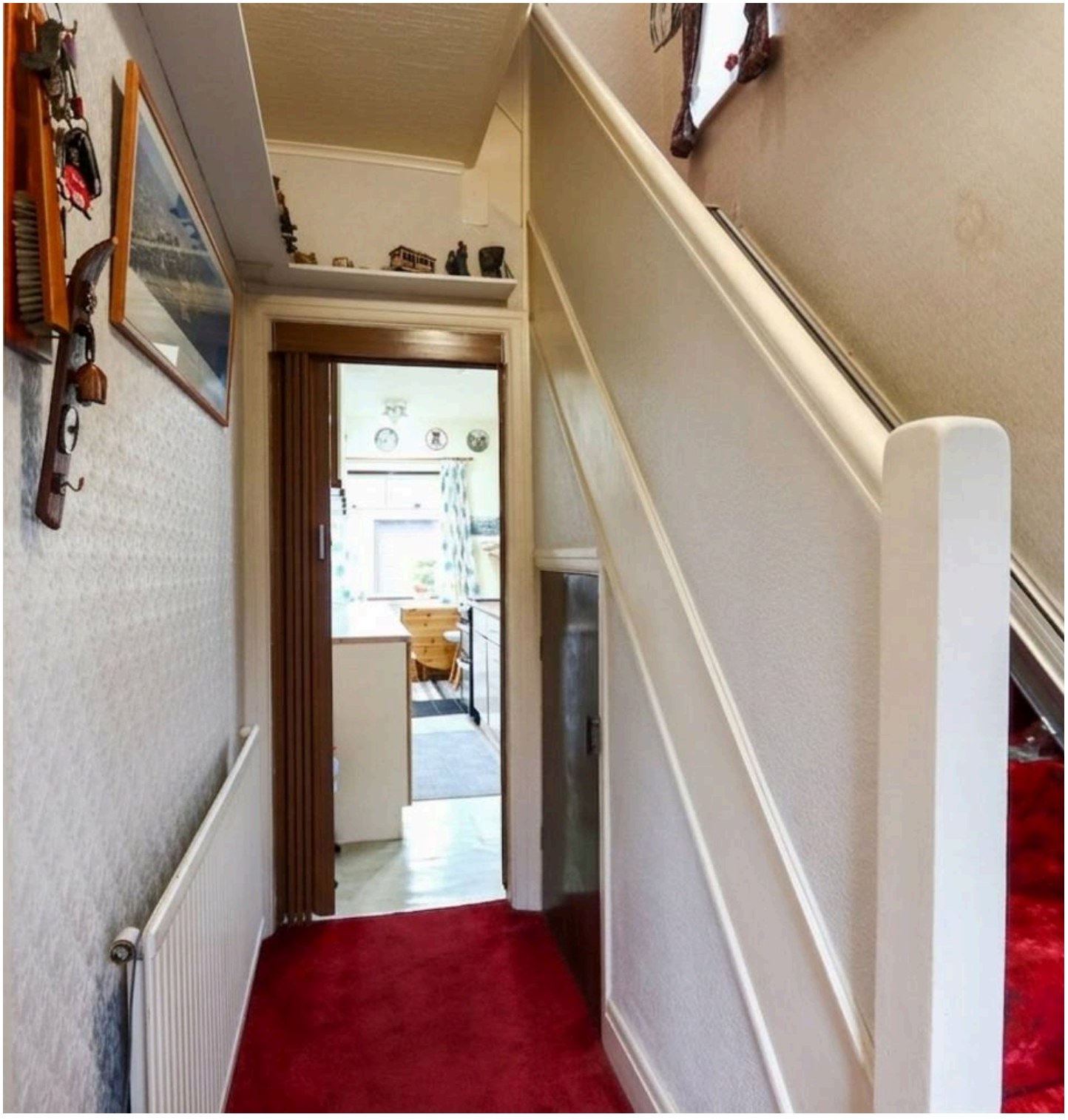


62 Clare Road, Lancaster

Lancaster

£175,000





62 Clare Road

Lancaster

A spacious home on Clare Road with a dual aspect lounge, built in wardrobes to two bedrooms, and a standout double garage in the garden. In need of some updating, this is a fantastic opportunity to add value and make it your own in a well connected Lancaster location.
Council Tax band: B

Tenure: Freehold

- Scope to modernise throughout
- Dual aspect lounge filling the room with natural light
- Generous kitchen with plenty of workspace
- Master bedroom with built in wardrobes
- Second double bedroom also with built in wardrobes
- Family bathroom to the first floor
- Third bedroom, ideal as a single or home office
- Rare double garage set within the garden
- Popular Vale location close to Lancaster city centre















The Property

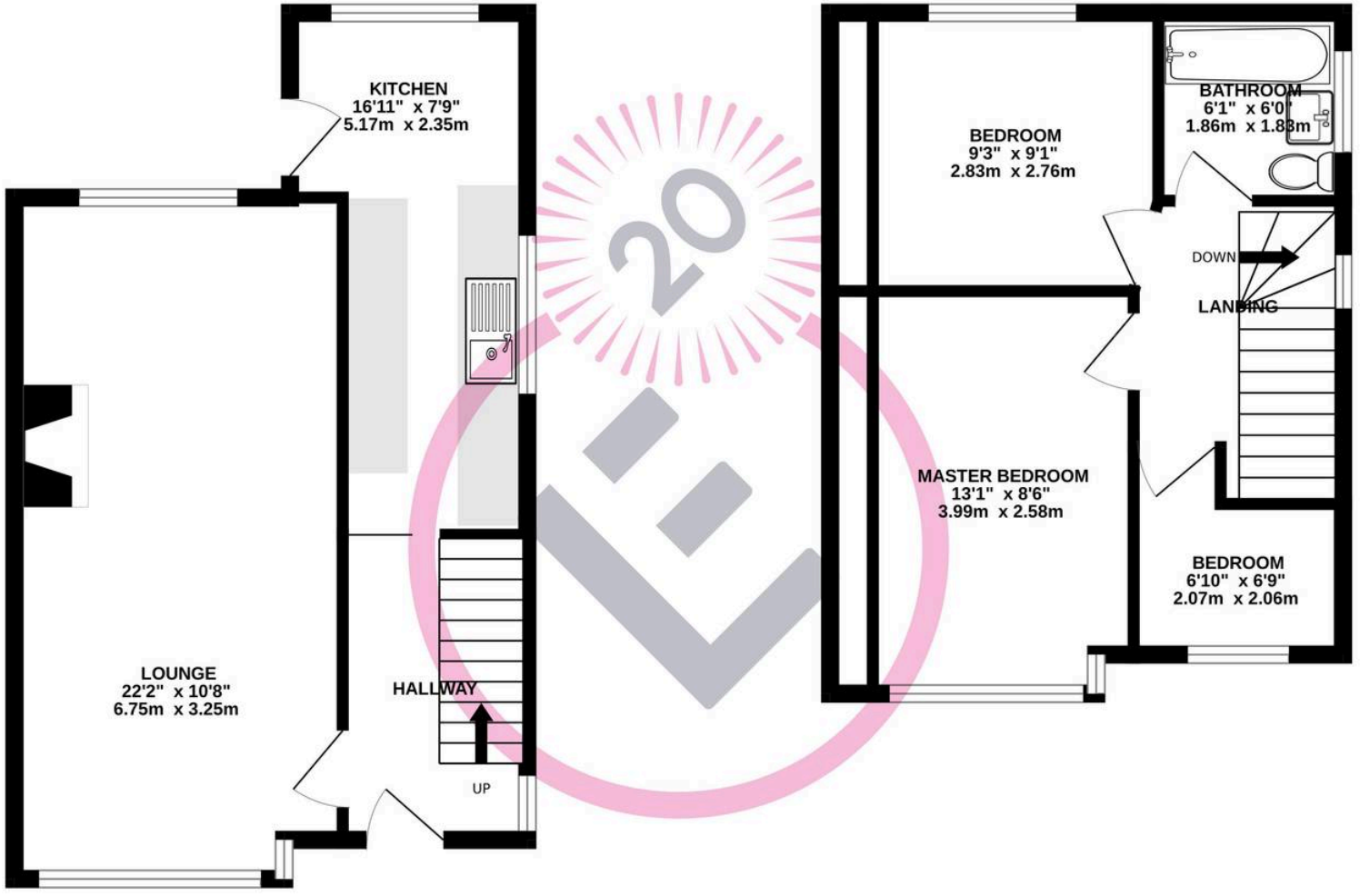
62 Clare Road offers a spacious three bedroom home with plenty of scope to make it your own. The ground floor opens into a welcoming hallway leading through to a generous dual aspect lounge, filling the room with light from two directions and giving a real sense of space to relax and entertain. The kitchen runs a good length, offering plenty of room for cooking and dining. Upstairs, the landing leads to three bedrooms, including a master with built in wardrobes and a further double also benefiting from built in storage, plus a family bathroom. The property would benefit from some modernisation throughout, presenting a great opportunity for a buyer to add their own stamp and create real value.

Location

Clare Road sits in The Vale area of Lancaster, within comfortable reach of the city centre, local shops and everyday amenities. It's a well established residential pocket that continues to draw steady interest from buyers looking to put down roots close to the city.

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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