

**Auction**

3 bed semi-detached house to buy in LA1

Wensley Drive, Lancaster, Lancashire, LA1 2JA

£140,000

 Starting Bid

🏠 x3 🚗 x1 🚪 x1

Tenure

Freehold

Driveway parking

Property features

✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Ultimately a transparent process which provides speed, security and certainty for all parties.

Well-proportioned three bedroom extended semi-detached house in this popular location close to shopping amenities at Beaumont, local primary and secondary schools and convenient for Lancaster city centre and the M6 motorway link. The property is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, hallway with storage cupboard, lounge with feature fireplace, separate dining room with open access into the kitchen, staircase and first floor landing, three bedrooms and fully tiled bathroom. Outside the property, there is a pleasant front garden, block paved driveway providing off-road parking for one vehicle and a tiered rear garden with versatile outbuilding and undercroft storage below. This property will appeal to a wide range of purchasers seeking a competitively priced home in a popular and convenient location. Internal viewings are highly recommended. Sold with NO UPWARD CHAIN.

FRONT ENTRANCE

Composite double glazed door with uPVC double glazed side panel leading into:

HALLWAY

Laminate flooring. Central heating radiator. Walk-in storage cupboard with light. Telephone/internet points. Ceiling light. Electric power point.

LOUNGE 5.47m x 3.26m (17'11" x 10'8")

uPVC double glazed window to the front elevation. Central heating radiator. Feature fireplace with inset electric fire. TV/telephone/internet point. Ceiling light. Wall lights. Electric power points.

DINING ROOM 3.05m x 3.00m (10'0" x 9'10")

uPVC double glazed window to the rear elevation. uPVC back door. Central heating radiator. Ceiling light. Electric power points. Open access into:

KITCHEN 3.19m x 1.89m (10'6" x 6'2")

uPVC double glazed window to the rear elevation. Fitted base units, wall units and drawers with complementary working surfaces and tiled splashbacks in part to two walls. Inset one and half bowl stainless steel sink with mixer tap. Space for freestanding gas cooker. Plumbing/space for washing machine. Ceiling light. Electric power points.

STAIRCASE TO FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation. Storage cupboard with hanging rail and shelving. Ceiling light.

BEDROOM ONE 3.96m x 3.00m (13'0" x 9'10")

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes and dressing table. Coving. Ceiling light. Electric power points.

BEDROOM TWO 3.00m x 2.63m (9'10" x 8'8")

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted storage cupboards housing the 'Worcester' gas combination condensing boiler. Ceiling light. Electric power points.

BEDROOM THREE 2.30m x 2.18m (7'7" x 7'2")

uPVC double glazed window to the front elevation. Laminate flooring. Central heating radiator. Fitted drawers and open shelving. Ceiling light. Electric power point.

BATHROOM/WC 2.18m x 1.71m (7'2" x 5'7")

uPVC double glazed window to the rear elevation. Heated towel rail. Three piece coloured suite comprising bath with wall mounted electric shower, pedestal wash hand basin and WC. Fully tiled floor to ceiling. Ceiling light.

OUTSIDE THE PROPERTY

FRONT GARDEN

Mature flower and shrub bed.

DRIVEWAY

Dropped kerb onto the block paved driveway providing off-road parking for one vehicle. Steps down to the front entrance. Pathway and gated access into the rear garden.

REAR GARDEN

Tiered rear garden. Initially laid to paving and artificial turf with steps leading down to a further garden area with flower/shrub bed. Access into an undercroft storage area below the outbuilding. Outside cold water tap.

STORAGE OUTBUILDING 4.00m x 2.51m (13'2" x 8'3")

Block and concrete sectional construction with uPVC double glazed door. Rear window. Power points.

TENURE Freehold

SERVICES Mains water, mains drainage, mains electricity, mains gas. Local Authority Lancaster City Council. Council Tax Band B. Amount payable for the financial year 2025/26 being £1841.18. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1937

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wensley Drive, Lancaster, Lancashire, LA1 2JA

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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