



40 Prospect Street  
Lancaster | LA1 3BJ

MATTHEWS  
BENJAMIN

# 40 PROSPECT STREET

## LANCASTER

A fantastic opportunity to purchase a traditional two bedroom mid terraced house situated in the heart of Lancaster City Centre. Prospect Street is conveniently positioned for local bus routes, supermarkets and all City Centre amenities. Additionally Lancaster University is within 3 miles and the M6 Junction 32 & 33 are both easy accessible, offering an easy commute North and South.

Ideal first time buyer or investment home.

### ACCOMMODATION

UPVC door into:

### LOUNGE

A good size room with newly fitted carpet and freshly decorated. There is a gas fire set on a hearth with surround, radiator, television and telephone points.

### KITCHEN

A modern fitted kitchen comprising wall, drawer and base units. Laminated work surfaces incorporate a stainless steel sink and drainer. Integrated four ring gas hob, electric oven with extractor canopy, automatic washing machine, vinyl flooring and a radiator. Additionally there is a foldaway breakfast bar with two bar stools and access to the cellar.

UPVC double glazed door to the rear yard/garage.

### STAIRS & LANDING

Newly carpeted stairs leading to a small landing which has recently been decorated.

### BEDROOM ONE

A double room with radiator, newly fitted carpet and freshly decorated.

### BEDROOM TWO

A single room with radiator, newly fitted carpet and freshly decorated.

### BATHROOM

Modern four piece suite, comprising of low flush WC, pedestal wash hand basin, panelled bath and separate shower cubicle. New vinyl flooring and partly tiled splash back.

### OUTSIDE

Low maintenance yard with detached garage which is accessed via the rear service lane and can be used for storage or parking a car.





#### DIRECTIONS

**What3Words** spring.amused.scales

When travelling on the one way system through Lancaster take the left hand turn at the Town Hall & Magistrates Court (Quarry Road). Follow the road for approximately half a mile and it leads on to Prospect Street. Number 40 is just past the 1st chicane on the right hand side.

#### SERVICES

Mains Gas, Electric and Water are connected

#### COUNCIL TAX BAND

Lancaster City Council - Band A

#### BROADBAND

Ultrafast speed potentially available from Netomnia, Virgin Media, Openreach of 9000 Mbps download and for uploading 9000 Mbps.

#### MOBILE

Indoor: Three and O2 are reported as likely for both Voice and Data services.

EE and Vodafone are reported as limited for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as likely for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

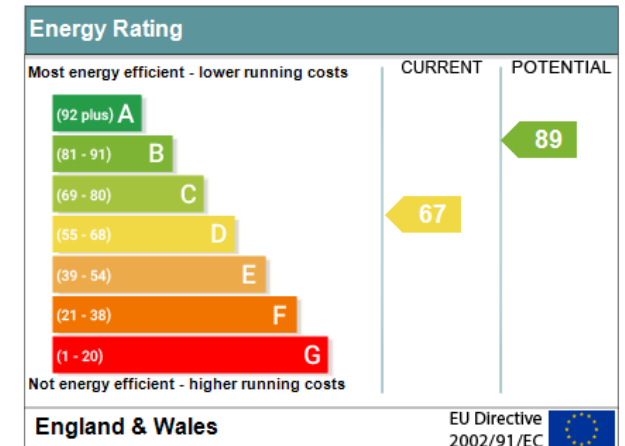
For investors, based on the current asking price, the property gives an approximate 6% yield.

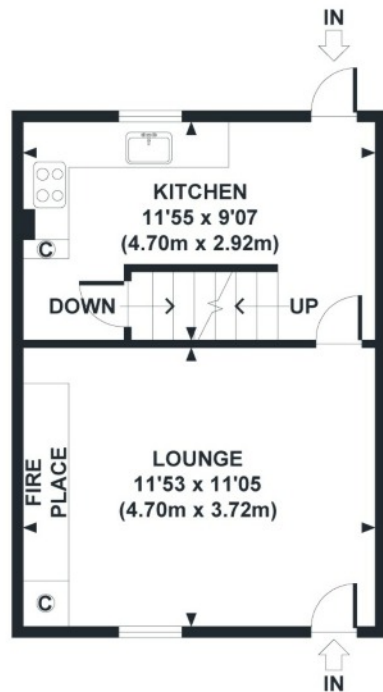
#### GUIDE PRICE

£140,000

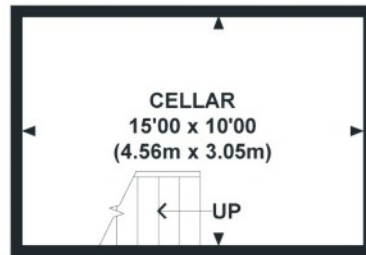
Address: 40 Prospect Street, LANCASTER, LA1 3BJ

RRN:





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 341 SQ FT



CELLAR  
GROSS INTERNAL  
FLOOR AREA 150 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 335 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 826 SQ FT / 76.74 SQ M**  
For illustrative purposes only. Not to scale

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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