



**FISHER
WRATHALL**
COMMERCIAL



65 Coulston Road, Lancaster, LA1 3AD
Asking Price £285,000



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Description

An End Terraced House with former adjoining Commercial Premises previously used as a sandwich shop.

Location

Sought after location in Bowerham at the junction with Golgotha Road next to the University of Cumbria.

Accommodation - Former Commercial Premises - Sales

17'0" x 15'1" (5.18 x 4.60)

Overall measurement plus Upvc double glazed front bay window, tiled flooring, separate entrance door, shaped ceiling with inset lighting, Upvc double glazed side window.

Former Commercial Premises - Preparation Room

9'0" x 8'1" (2.74 x 2.46)

Average measurement, tiled flooring, Upvc double glazed side window.

Former Commercial Premises - Rear Entrance

Tiled flooring.

Living Accommodation - Ground Floor - Entrance Yes

Front Entrance door.

Entrance Hall

With staircase leading off, polished wooden flooring in maple, radiator with cover.

Lounge

14'0" x 11'3" (4.27 x 3.43)

Maximum overall measurement into Upvc double glazed front bay window, feature inset gas log effect fire, polished wooden flooring in maple, opening to:

Dining Room

9'10" x 8'6" (3.00 x 2.59)

Polished wooden flooring in maple, radiator (overall through measurement of Lounge and Dining Room together 22'11" (about 6.98m)).

Inner Hall Area

Tiled flooring, additional understairs storage.

Kitchen

11'4" x 8'4" (3.45 x 2.54)

Stainless steel sink, good range of fitted wall and floor units, tiled splashback, wooden worktops, electric hob and built under oven, extractor hood, integrated fridge, integrated freezer, tiled flooring, pelmet lighting, Upvc double glazed side windows, radiator.

Utility Area

Built in store cupboard with plumbing for washer, tiled flooring, rear entrance door.

Washroom/W.C.

Wash basin, toilet, Ideal gas combi boiler, Upvc double glazed side window.

First Floor - Galleried Landing

Store cupboard.

Bedroom 1

15'0" x 11'2" (4.57 x 3.40)

Upvc double glazed front window, radiator.

Bedroom 2

13'11" x 9'2" (4.24 x 2.79)

Upvc double glazed rear window, radiator.

Bedroom 3

9'5" x 8'7" (2.87 x 2.62)

Upvc double glazed rear window, radiator.

Bathroom/W.C.

5'11" x 5'9" (1.80 x 1.75)

Bath with shower mixer tap and electric shower unit over, wash basin, toilet, fully tiled walls, Upvc double glazed side window, radiator.

Services

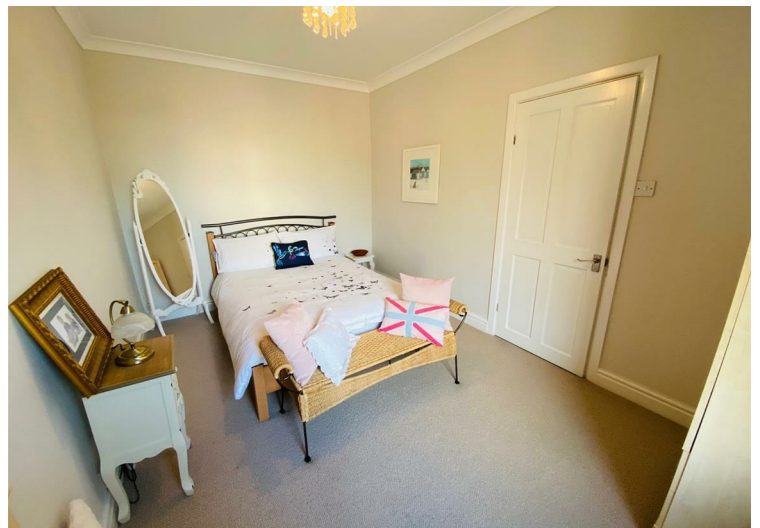
Gas central heating to the living accommodation.

Exterior


Easily maintainable garden areas with enclosed walled in rear yard area having side gated entrance. Additional garden area beyond, walled in which can be used as a hardstanding for a car, if required with double drive gates and external water point.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial telephone 01524-69922 or email: info@fwcommercial.co.uk





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

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