

R&B Estate Agents

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16 Ruskin Road, Lancaster, Lancashire, LA1 2EB

£88,000

Ideal investment property! Two bedroom end terraced property situated in North Lancaster, currently let for £450pcm.

A great buy to let investment opportunity with the option to buy with tenant in situ.

To the ground floor of the property there is a lounge, fitted kitchen and three piece bathroom suite with stairs from the kitchen leading to two double bedrooms. Additional benefits include gas central heating and full UPVC double glazing. Externally there is a yard to the rear of the property with gated access to the service lane.

Situated in North Lancaster, the property is close to local amenities including shops, pharmacy and schools with Lancaster City Centre within walking distance. There are regular bus services through the area, with access to the M6 motorway also nearby.

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ENTRANCE

Upvc double glazed door into vestibule area, through timber & glass door into the lounge.

LOUNGE

12'5" x 9'10" (3.81 x 3.00m)

Feature real flame gas fire in a decorative surround, laminate floor covering, TV, telephone and power points, double panelled radiator, coving & spots to ceiling. Cupboard to recess with gas and electric meters.

KITCHEN

10'7" x 8'11" (3.25 x 2.74m)

Fitted kitchen comprising of a range of wall, drawer & base units, stainless steel sink & drainer with worktops to complement. Space for oven and plumbed for automatic washing machine, wall tiles and ceramic tiling to floor, Worcester Junior boiler is housed in the kitchen. Double glazed window to rear aspect, double panelled radiator, ceiling light point & power. Stair leading to the first floor -

REAR LOBBY

Upvc double glazed door out to rear yard. Door to bathroom -

BATHROOM

7'8" x 4'9" (2.34 x 1.47m)

Upvc opaque double glazed window to rear. 3 piece suite in white comprising of low level wc, pedestal wash hand basin and jacuzzi panelled bath with overhead shower. Shower screen. Ceiling down lights. Complementary Tiling. Ceramic tiled floor. Double panelled radiator.

BEDROOM ONE

10'9" x 10'2" (3.30 x 3.12m)

Built in cupboards offering ample storage, feature ceiling light point with fan, Upvc double glazed window to front, single panelled radiator, power points.

BEDROOM TWO

10'5" x 8'2" (3.20 x 2.51m)

Built in cupboards offering ample storage, ceiling light point, Upvc double glazed window to front, single panelled radiator, power points.

FRONT

on street parking.

REAR YARD

Yard to rear secured by stone wall and wrought iron gate, access to service lane.

Viewings.

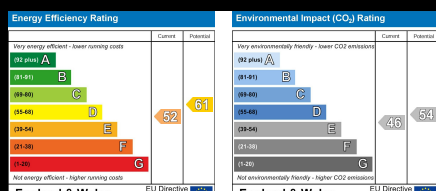
BY APPOINTMENT WITH AGENTS ONLY

Office Hours.

Weekdays 9.00am - 5.30pm Saturday 9.00am - 4.00pm

Disclaimer

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