



## Morley Road, Lancaster, LA1 2PB

### Offers In Excess Of £80,000

Sold.co.uk are delighted to offer to the market this centrally located 3 bedroom semi-detached property. All local amenities can be easily accessed including local shops, local schools and transport links.

Briefly to the ground floor, the accommodation comprises an entrance hall, lounge/dining area, kitchen and family bathroom. To the first floor, there are three bedrooms. This property also benefits from gas central heating and UPVC double glazing throughout. Externally, there is a private driveway for parking and a rear garden.

This family home offers the new owner the chance to stamp their own style. It would make an ideal investment property or first time buy. In our opinion it should be viewed to appreciate the opportunity and space on offer.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
92-100 A		100-100 A	
81-91 B		95-100 B	
69-80 C		81-94 C	
55-68 D		69-80 D	
41-54 E		55-68 E	
29-40 F		41-54 F	
13-28 G		13-40 G	

75

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England & Wales