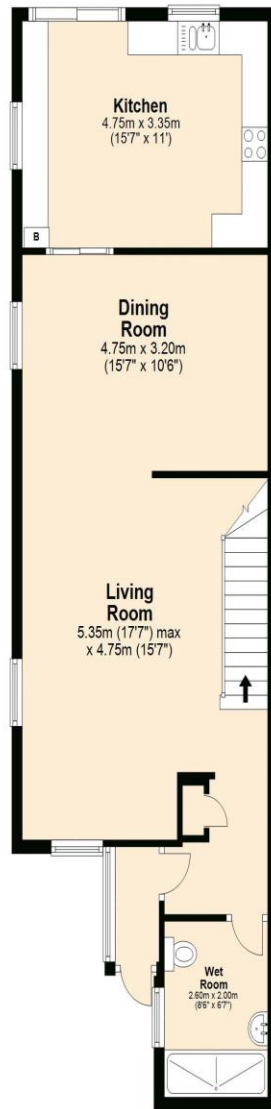


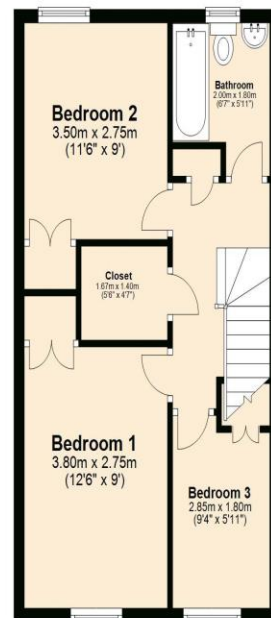
Lancaster Road Northolt UB5 4TG

Price Guide: £425,000

Ground Floor
Approx. 66.8 sq. metres (718.9 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Freehold
London Borough of Ealing
Council tax band D - £1,605.33
No upper chain
EPC = D

Offices in: Northolt & Pinner

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this extended, three bedroom, two bathroom, end of terrace family home in need of modernisation throughout. The property measures in excess of 1170 sq feet. The property is situated in a quiet, residential location in Northolt. Within 0.7 miles is Northolt's main shopping and transport facilities to include the Central Line Tube Station. Also nearby is Northolt's Leisure Center, local schools and parks. Benefits include a full width rear extension which is now the kitchen/ diner, a large through lounge, two bathrooms, gas central heating and NO UPPER CHAIN.



- THREE BEDROOMS
- END OF TERRACE HOUSE
- EXTENDED TO THE REAR
- TWO BATHROOMS
- IN NEED OF MODERNISATION
- COMMUNAL CAR PARK
- FRONT AND REAR GARDEN
- NO UPPER CHAIN

**Lancaster Road
Northolt
UB5 4TG**

Price Guide: £425,000



Accommodation

The accommodation briefly comprises an entrance hallway with doors to the downstairs shower room and through lounge. The large through lounge then has a door to the extended kitchen/ diner. The kitchen/ diner has wall and base level units, space for a fridge/ freezer, plumbing for a washing machine, a gas hob and electric oven. The wall mounted boiler is in the kitchen cupboard. There is a patio door to the rear garden. Stairs from the through lounge lead to the first floor landing, with access to the loft and doors to three bedrooms, the family bathroom and a large storage cupboard.

Outside the property is front and rear gardens. To the side of the property is a communal car park.

