





Inside The Home

A generously proportioned four-bedroom mid-terraced property offering spacious accommodation across three floors, together with a substantial cellar and garage. Requiring modernisation throughout, this is an exciting opportunity for buyers looking for a property they can transform and truly make their own.

Entry is through a double-glazed front door into a useful porch area, providing a good degree of separation between the outside and the main living accommodation. From here, you enter the impressive lounge and dining room, a particularly spacious reception area with a characterful bay window to the front, creating a bright and welcoming living space. To the rear of the ground floor is the kitchen, which is functional and fitted with an integrated oven. The layout provides a good foundation for future improvement and offers the opportunity to create a modern kitchen tailored to the new owner's taste and requirements.

To the first floor are three well-proportioned bedrooms. The master bedroom is positioned to the front of the property and benefits from the attractive bay window, while the remaining bedrooms provide excellent versatility for family living, children's rooms, guest accommodation or home working. Also located on the first floor is the family bathroom, fitted with a three-piece suite.

The second floor provides a fantastic fourth bedroom. This is an exceptionally spacious room, offering excellent flexibility and making an ideal master bedroom, teenager's suite, guest room or home office, depending on requirements.

One of the property's standout features is the substantial cellar, which provides several separate areas and includes a utility room. Offering an impressive amount of additional space, the cellar extends through towards the garage and presents considerable potential for storage, hobbies and practical household use. Externally, the property benefits from a garage, adding further useful storage and practical appeal.

Requiring modernisation throughout, this property should be viewed as a true blank canvas. Whether you're an investor

looking for a property with scope to add value, a first-time buyer wanting to put your own stamp on a home, or a family seeking generous accommodation, this property offers an exciting opportunity. With four spacious bedrooms, substantial cellar accommodation, a garage and generous living space, this is a property with plenty of potential and scope to create something truly special.

Let's Take A Closer Look At The Area

Should someone be looking for a sizeable family home, there is ample scope to create a truly exceptional home, with additional loft space giving scope for further development, subject to relevant planning. The possibilities with this charming property are endless. With excellent transport links nearby including bus stops providing access local and further afield, as well as access to the M6 motorway and junctions 33 and 34, this home is a commuters dream. For those looking to be part of a vibrant city, Lancaster City centre caters for all. With an excellent blend of the old and new, historic landmarks include Lancaster Castle and Police Museum and the breath-taking Williamsons Park perfect for scenic walks. For those with a family, there are a number of highly regarded primary and secondary schools including both girls and boys grammar schools, and two large universities - Lancaster University and University of Cumbria.

Let's Step Outside

To the front, the property benefits from a quaint and welcoming garden, with steps leading up to the front entrance. To the rear is a spacious concrete yard, offering a low-maintenance outdoor area with plenty of scope for the new owners to personalise. There is also the benefit of a generous garage, providing excellent additional storage and practical space. The rear could also be enhanced by the installation of a larger gate, creating greater privacy and security if desired. On-street parking is available nearby on a first-come, first-served basis.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA632888

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

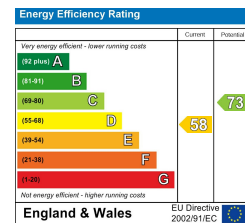
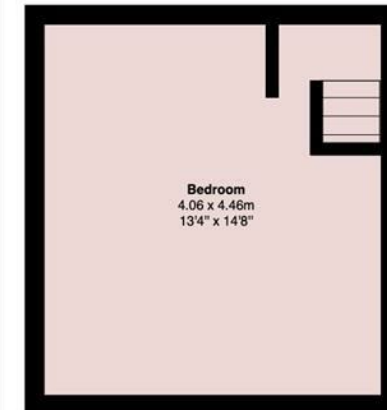
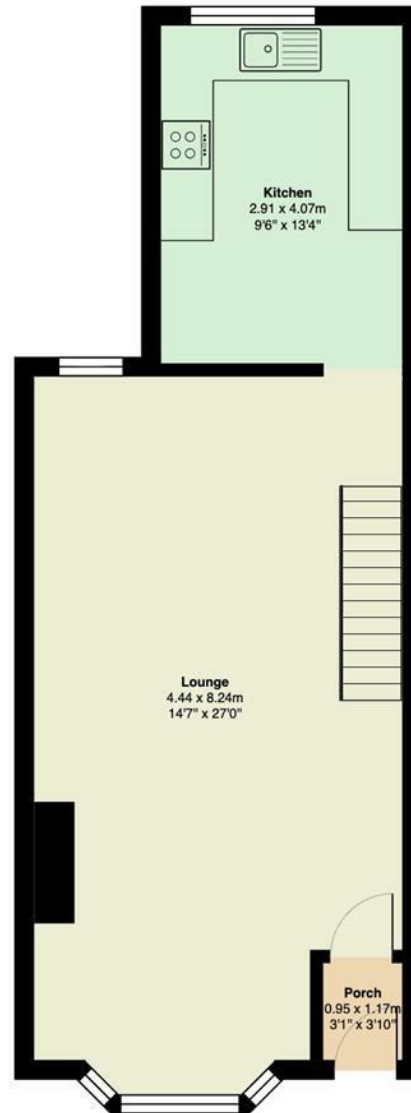
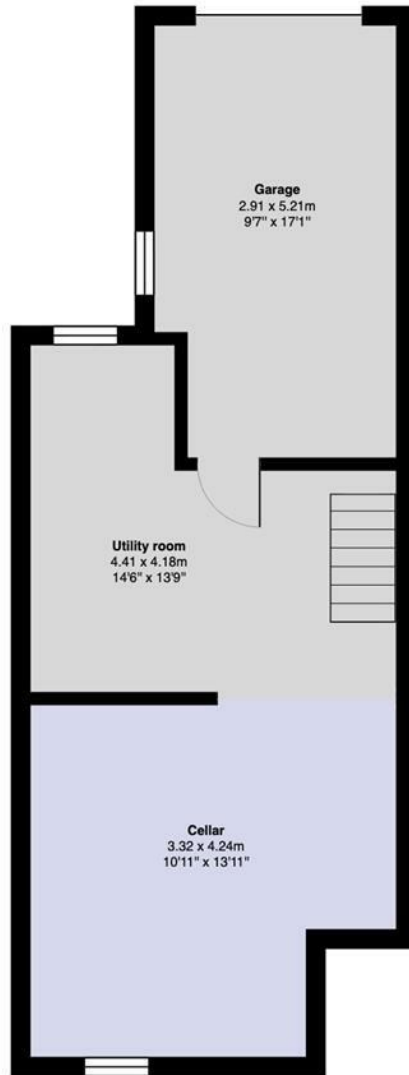
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Energy Performance Certificate

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