







### The Location

Denmark Street sits in a highly convenient part of Lancaster, close to everything needed for busy life. With local shops, schools, restaurants and green spaces all within walking distance, this home provides a perfect balance between daily convenience and leisure. For commuters, Lancaster train station and the M6 motorway are both easily accessible, opening up travel across the region and beyond. Families benefit from nearby primary schools, while professionals will appreciate the proximity to the city centre and its bustling business and cultural hubs. The area also offers plenty of recreational opportunities, with playing fields, the River Lune, Millennium Orchard and other green spaces nearby for exercise, dog walking or relaxed afternoons outdoors.

### Let's Look Inside

This Victorian terraced home is well-presented and move-in ready, combining modern finishes with the character of its period build. Thanks to it's layout over the shared alley below the property has a large floor area and good-sized upstairs layout offering flexibility in its use. The ground floor features a spacious living room with laminate flooring and an electric stove fireplace that creates a cosy yet contemporary focal point. A double glazed window fills the space with natural light making it a bright and welcoming space for entertaining. The kitchen is stylish and functional, with green painted cabinetry set against a dark tiled splashback, a practical tiled floor, and a rear aspect window with sink and drainer set in the surface below. The kitchen appliances include an integrated oven, four ring gas hob and extractor fan, with space for an undercounter fridge and washing machine, providing everything you need to stay on top of household chores. At the back of the house, a vestibule with access to the rear garden leads to the bathroom. Continuing the bright, modern theme of the home the suite includes a bathtub with overhead shower, pedestal sink and low flush toilet.

Upstairs, there are three bedrooms: a double bedroom at the front of the house and two further rooms that can be used flexibly as bedrooms, home office or hobby spaces. Thanks to its flexible bedroom setup this property would be ideal for couples, professionals and a future-proof home for small families. The property has been rewired by the previous

owners, and the boiler was replaced just two years ago along with the radiators, allowing you to move in and start your new chapter with ease.

### Step Outside

The south-facing rear yard is a real asset, offering a sunny outdoor space that can be enjoyed throughout the year. A paved patio makes it perfect for summer seating or hosting friends, while the stone walls around the garden create a private, safe environment for children and pets. A storage shed provides useful additional space for bikes, tools or garden equipment.

### Tenure

Freehold

### Council Tax

Council Tax Band A

### Room Sizes

#### Living Room

12'2" x 11'0" (3.72 x 3.36)

#### Kitchen

11'0" x 8'11" (3.36 x 2.74)

#### Vestibule

6'5" x 3'0" (1.96 x 0.92)

#### Bathroom

9'11" x 6'1" (3.03 x 1.87)

#### Landing

5'2" x 2'5" (1.59 x 0.75)

#### Bedroom 1

12'3" x 9'2" (3.75 x 2.81)

#### Bedroom 2

11'9" x 6'10" (3.59 x 2.09)

#### Bedroom 3

11'0" x 6'2" (3.37 x 1.89)

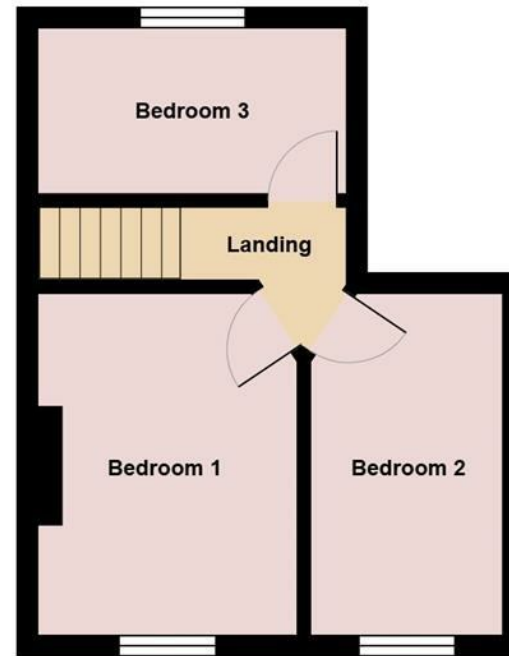
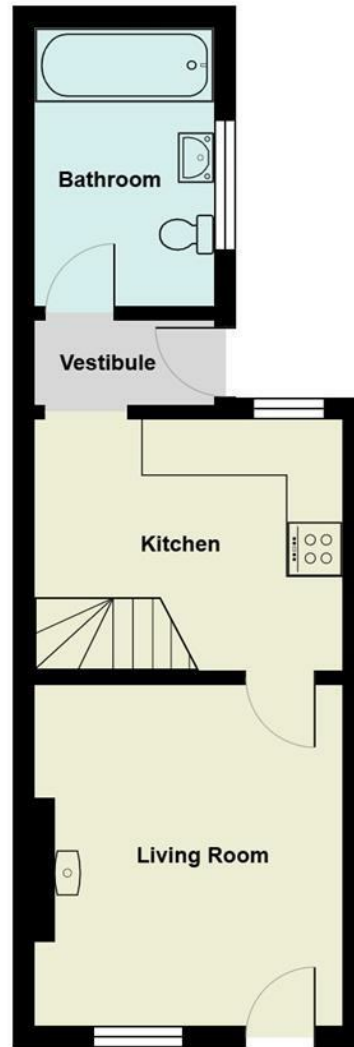












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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