



**76 Norfolk Street, Lancaster, Lancashire, LA1 2BW**

**Offers over £130,000**

A well-maintained mid-terrace home offering versatile accommodation across three floors, including two double bedrooms, a generous single, and a converted loft with clever storage and play/games space. The property features a lounge with feature fireplace, fitted kitchen, contemporary four-piece family bathroom, and modern décor throughout. With replacement windows, a new roof, upgraded bathroom, and a thoughtful layout, this home is ready to move into and ideal for families seeking space, character, and flexibility.



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## Inside The Home

This immaculately maintained mid-terrace property offers versatile and well-proportioned accommodation across three floors, perfect for families or those seeking additional space. Entry is via a double-glazed UPVC front door into a porch, which leads into the lounge. The lounge features a charming feature fireplace with an open fire, alcove shelving, laminate flooring, built-in storage units, and a practical desk area tucked under the stairs. Double-glazed windows to the front and rear aspects fill the room with natural light. The fitted kitchen offers a range of base and wall-mounted units, a four-ring gas hob with oven beneath, plumbing for a washing machine, space for a fridge/freezer, and a sink with drainer unit. A double-glazed window overlooks the rear, while a stable door opens onto the rear yard. Laminate flooring flows throughout, creating a cohesive and practical space.

To the first floor is a spacious double bedroom at the front of the property, finished with modern décor. The family bathroom has been upgraded to a contemporary four-piece suite, including a shower cubicle, corner bath, low-level WC, and pedestal wash hand basin. A generous single bedroom, currently used as an office, completes this level.

The loft has been converted to create a quirky and versatile third-floor bedroom. The vendors have cleverly designed a separation within the room to form a walk-in wardrobe and storage area, while a further space beyond has been created as a play area or games room. A Velux window ensures this area is bright and welcoming, making it ideal for children or as an additional living space.

The property benefits from modern décor throughout, replacement windows, new roof and an upgraded bathroom, offering a ready-to-move-in home combining character and practicality.

## Let's Take A Closer Look At The Area

Located near the banks of the River Lune, this superb property has excellent access to both town and country. With a range of amenities on its doorstep including a doctors surgery, pharmacy, two convenience shops and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access local and further afield, with the M6 motorway a 10 minute drive away and the west coast mainline train station.

## Let's Step Outside

There is on street parking available on a first come first serve basis. To the rear of the property there is a quaint courtyard, secured by brick and a gate for access.

## 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: LA956873

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.



Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase