



9 Slyne Road, Lancaster, LA1 2HX

£285,000



Inside The Home

Entering the property through the solid wooden front door, you are welcomed into a charming porch where beautiful original tiled flooring and stained glass above the inner entrance immediately set the tone for this characterful period home. Practical coat hooks sit neatly within the space. Beyond, a wide and inviting hallway unfolds, showcasing an original arched feature that draws the eye through the house and hints at the craftsmanship of a bygone era. To the left, the impressive lounge is a wonderfully proportioned room, rich in period detail. Elegant ceiling coving, an original feature fireplace with floral detailing and marble-effect surround, and a large bay box window with wooden shutters create a truly stunning living space filled with natural light and warmth. Continuing through the home, the next reception room is extremely versatile, either space for another lounge or extra bedroom. The room offers another beautifully preserved original fireplace, again with floral motifs and a marble-style finish. A window overlooking the rear courtyard provides a peaceful outlook, making this an ideal space for entertaining or a relaxing bedroom. Towards the rear there is a spacious dining room, filled with light from double-glazed windows overlooking the courtyard. This room is centred around a striking gas fire, creating a cosy focal point, while full-height built-in wooden storage to the rear wall offers exceptional practicality without compromising character. There is a utility room and the kitchen lies at the rear of the property with views of the rear garden.

A door from the dining room leads down to the cellar, which includes a coal room and an additional space previously used as a gym. With a bay window allowing natural light, this area offers fantastic flexibility, ideal for hobbies, storage, or future adaptation.

To the first floor, the sense of space continues. There are three generous double bedrooms, each retaining original doors and period features. The rear bedroom enjoys views over the garden and benefits from a fitted wardrobe and an additional side window, enhancing light and storage. The family bathroom is both stylish and practical, featuring a freestanding bath, large walk-in shower and dark wood cabinetry surrounds the basin and WC, complemented by

tiled flooring for easy maintenance. The central bedroom boasts yet another original fireplace with floral detailing and a striking black surround, while overlooking the courtyard garden. The spacious landing offers further potential, previously accommodating wardrobes and lending itself perfectly to bookshelves or a reading nook. The master bedroom is a standout space, complete with a large bay box window, a further ornate feature fireplace, and a recently renovated en-suite. The en-suite is finished with spotlights, extractor fan, corner shower, basin and WC, creating a contemporary contrast to the period charm.

Above, the loft room has been insulated, plaster boarded and recently decorated. With a velux window, lighting and power, this area has previously served as a craft room and provides excellent additional storage or future potential (subject to relevant consents).

Let's Take A Closer Look At The Area

Situated on Slyne Road, this property enjoys a highly convenient position close to Lancaster City Centre, making it an excellent choice for families, professionals and commuters alike. Local convenience shops, well-regarded schools, a doctors' surgery and pharmacy are all close by, ensuring practical needs are well catered for. The area benefits from excellent transport connections, with regular local bus services providing straightforward access into Lancaster. For those travelling further afield, the Bay Gateway and Junction 34 of the M6 are both easily accessible, making commuting simple and efficient. For lovers of the outdoors, the location is particularly appealing. Idyllic walks can be enjoyed nearby, with the historic Lancaster Canal just a short stroll away, alongside access to beautiful surrounding countryside, offering the perfect balance between town living and nature.

Let's Step Outside

To the front, the property is set back behind a brick-enclosed garden, offering a welcome sense of privacy. A gated entrance opens onto a well-maintained frontage with a neat pathway leading to the front door. On-street parking is available on a first-come, first-served basis. To the rear, the garden unfolds as a charming and versatile outdoor space. Beginning with a private courtyard, it continues into a tiered garden thoughtfully

arranged with a combination of decking, lawn and wood-chip areas, providing ideal spaces for both relaxation and entertaining. An external WC, a traditional feature of the period, remains in place and offers potential to be repurposed as additional storage if desired. At the top of the garden sits a garage, currently used for storage and secured by stone walls and a gated entrance. The garage has the potential to accommodate a small, compact vehicle, and it is worth noting that several neighbouring properties have opted to remove their garages to create private off-street parking spaces, highlighting the scope for future adaptation (subject to relevant consents).

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: LA574814

Council Tax Band

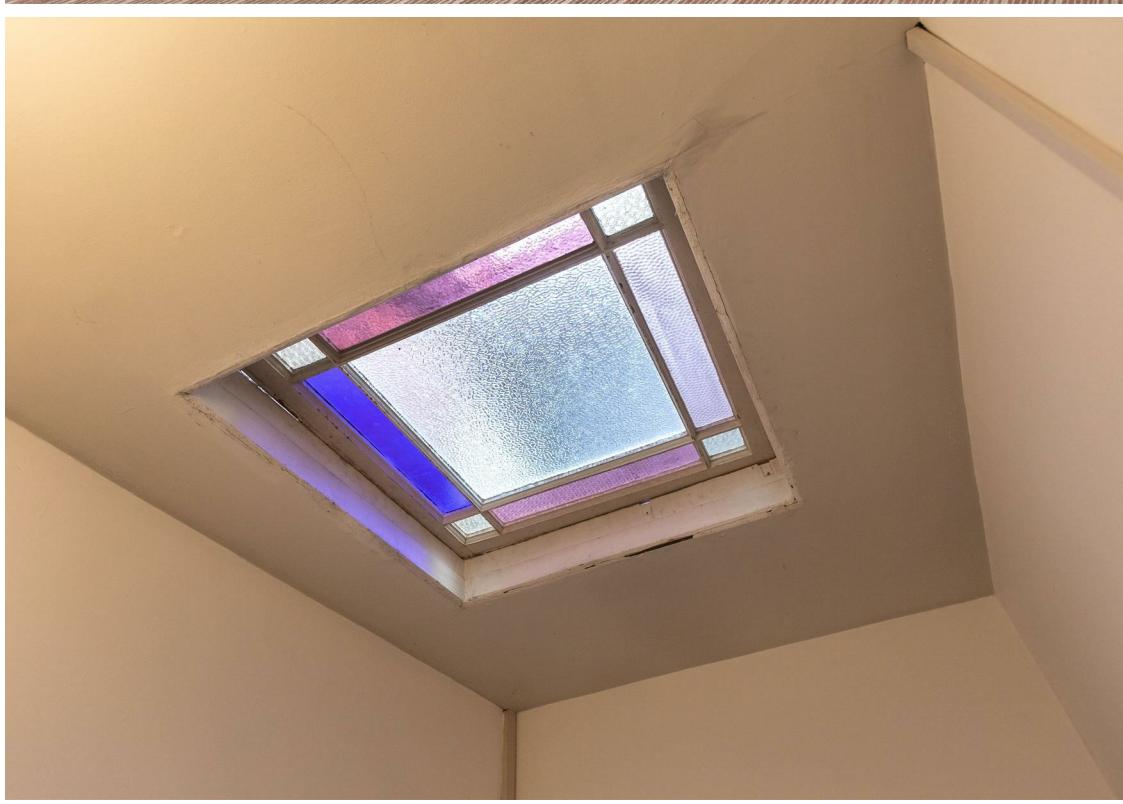
This home is Band B under Lancaster City Council.

Viewings

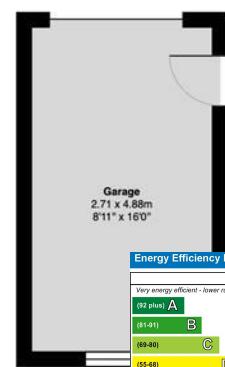
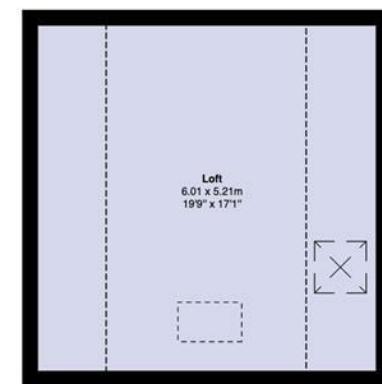
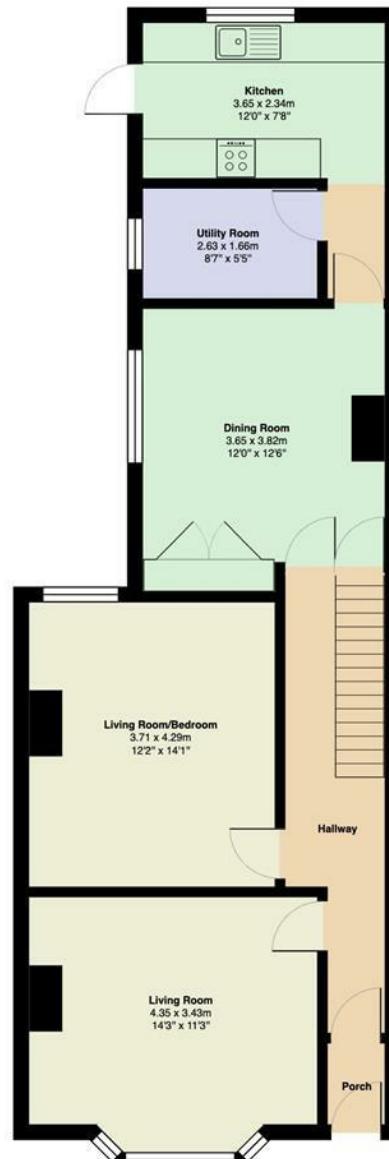
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			



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