





Inside The Home

A beautifully presented and thoughtfully upgraded three-bedroom mid-terraced period home, combining charming original features with a stylish and contemporary finish throughout. Immaculately maintained by the current owners, this attractive property offers generous and versatile living accommodation, with quality improvements made throughout.

A double-glazed front door opens into the welcoming entrance hall, providing access to the principal rooms. To the right is the spacious lounge, an inviting reception room featuring a characterful open fireplace and attractive bay window. The room has been replastered, redecorated and finished with new flooring, creating a fresh and sophisticated space. The second reception room is equally impressive and offers excellent versatility. Currently used as a home office and play room, this generous room could easily accommodate a playroom, home office or additional sitting room/ dining room. A second open fireplace provides an attractive focal point, while the room has again been replastered, redecorated and fitted with new flooring. To the rear is the stunning newly fitted kitchen, combining practicality with beautiful design. A particular feature is the bespoke handmade corner seating and matching table, creating a wonderful informal dining and family space. The kitchen provides an excellent connection between the home and garden, making it a particularly sociable part of the property.

To the first floor are three well-proportioned bedrooms, comprising two comfortable double bedrooms and a useful single bedroom. The modern family bathroom has been beautifully appointed with a contemporary three-piece suite and overhead shower, providing a stylish and practical finish.

Throughout, the property has been upgraded and presented to an exceptional standard, with gorgeous modern décor complementing the period character of the house. Further improvements include improving the roof with all new elements except the slate, a modern boiler installed approximately five years ago which has been serviced annually, and a PIV (Positive Input Ventilation) system. This is a truly turnkey home, offering buyers the opportunity to move straight in and enjoy a stylish, comfortable and

characterful period property without the need for significant further expenditure.

Let's Take A Closer Look At The Area

This property enjoys a prime position within easy walking distance of local shops, everyday amenities and the well-regarded primary school. Perfectly suited to busy family life, the area offers a welcoming community feel while remaining conveniently close to the heart of the city. Lancaster city centre is just a pleasant stroll away, providing access to an excellent range of retail, dining and leisure facilities. For those commuting or travelling further afield, the property benefits from superb transport connections. Regular bus routes provide direct access to Lancaster University, while the nearby M6 motorway (Junctions 33 and 34) and the Bay Gateway offer swift links to the wider region, making this an ideal base for commuters, students and young professionals alike.

Let's Step Outside

To the front, the property enjoys a quaint and attractive enclosed front garden, with a charming brick boundary creating a welcoming approach to the house. To the rear is a particularly useful and spacious enclosed yard, predominantly paved and concrete for ease of maintenance. The garden is securely enclosed by brick walls and benefits from a gated access onto the rear alleyway. A further advantage is the inclusion of a garage which needs an update, providing valuable storage and parking potential.

The generous proportions and secure nature of the rear yard make this a practical and versatile outdoor space, equally suited to entertaining, relaxing or family use.

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: LA779089

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.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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