



16 Cavendish Street, Lancaster, LA1 5QA

A well-presented two bedroom terraced home within walking distance of Lancaster city centre and the train station, perfect for young professionals and commuters. This period home boasts high ceilings and well-proportioned rooms, giving a sense of space and room to grow into. Local shops and eateries are on your doorstep, with a primary school, playground and playing field nearby, perfect for children and pets.

The house features two large reception rooms, perfect for hosting friends and family, or relaxing in the evenings. A modern fitted kitchen sits to the rear of the house, with integrated appliances and a sleek, contemporary feel. Upstairs two double bedrooms are serviced by the welcoming three piece bathroom. There's no shortage of storage, with understair and overstair cupboards, plus an attic, offering space for household gadgets, clothing and supplies, keeping the rest of the home clear and clutter-free. A courtyard garden to the rear offers seating space, with versatile outhouses, the main one featuring power and plumbing and housing the Vaillant boiler for the house.

This move in ready house is just waiting for you to add your mark and create your spacious and conveniently located new home!



Ground Floor

Hall

10'7" x 2'11" (3.25 x 0.91)

A small entrance porch greets you as you enter the home, with original period tiling on the floor and white painted walls. An internal door with a window above provides access to the hallway. The hall features solid wood flooring and a single panel radiator, with wall-mounted hooks for hanging outdoor clothing and accessories. A blue painted feature wall runs up the staircase and adds a pop of colour to create a striking entrance to the home.

Reception 1

10'11" x 10'9" (3.34 x 3.29)

A bright reception room at the front of the house benefits from a double glazed bay window on the front aspect, filling the space with natural light. A multi fuel burner sits on a slate hearth with an exposed brick fireplace and forms the focal point of the room, with a long single panel radiator on the opposite wall for additional warmth. There is ample space on the polished floorboard floor for multiple seating options and display units, with alcoves either side of the fireplace for additional units and a built in cupboard which houses the consumer unit for the property. Coving runs around the perimeter of the room, hinting at the age of the house, with an open archway through to the second reception room.

Reception 2

11'10" x 10'9" (3.61 x 3.29)

A carpeted central reception room offers the ideal space for dining and entertaining. An open, sealed fireplace offers space for display and storage, with alcoves either side for units. A double glazed window on the rear aspect provides daylight, with a double panel radiator below and a central ceiling light for evening use. A deep understair cupboard provides further storage for larger household gadgets, hidden away behind a curtain, keeping the home tidy and clutter-free. A great sized, versatile space which you can tailor to meet your needs.

Kitchen

10'9" x 8'2" (3.30 x 2.49)

A well-presented kitchen sits at the back of the house, with

cream coloured cabinetry set below the warm wood, butcher-block style worktop, striking blue painted walls and a tiled floor with a dry underfloor heating system. Appliances include a four ring induction hob, extractor fan, integrated oven, grill, dishwasher, fridge and freezer. A Belfast sink is set into the work surface beneath the two double glazed windows on the side aspect which provide light during the day, with spotlighting in the ceiling for the evenings. A glass-paned door leads to the rear garden and outhouse. The kitchen contains everything you need for busy life, all included in the sale of the property.

First Floor

Landing

13'0" x 5'7" (3.97 x 1.72)

The split-level first floor landing connects the bathroom with the bedrooms and features polished floorboard flooring, tying it to the reception room downstairs. The blue statement wall carries on from the entrance hall, with the remaining walls painted white giving it a bright, fresh feel. An over stair cupboard sits beside the main bedroom, with shelving and lighting, plus an attic hatch in the ceiling above.

Bathroom

10'11" x 8'2" (3.33 x 2.51)

The bathroom for the property has been painted in a warm, terracotta colour with dual aspect frosted double glazed windows, creating a warm and welcoming space to get ready in each day. The suite includes a bathtub with overhead shower, a low flush toilet and a pedestal sink. A single panel radiator and wall-mounted towel rail offers space to dry towels, above the polished floorboard floor. Spotlighting in the ceiling and a white tiled shower enclosure and backsplash complete the spacious bathroom.

Bedroom 1

14'4" x 11'3" (4.37 x 3.44)

A large double bedroom at the front of the property makes an impressive master suite, with space on the polished floorboards for a double bed, bedside table, laundry box and substantial freestanding wardrobes (up for negotiation). The space feels bright and inviting thanks to a double glazed window on the front aspect with space for a desk, ideal for

those who work from home. Alcoves either side of the chimney breast provide further storage space with wall-mounted shelving for display. A double panel radiator sits by the entrance against the emerald green painted walls.

Bedroom 2

12'0" x 8'3" (3.67 x 2.52)

A tastefully decorated double bedroom sits off the landing and boasts a double glazed window on the rear aspect that overlooks the courtyard garden. Polished floorboards and two-tone painted walls give a modern feel, sympathetic to the age of the house. A double panel radiator sits on the wall by the entrance, with a central ceiling light above. Whether used as a second bedroom, hobby room or office, it's a great sized room that you can design to fit your lifestyle.

Attic

An unboarded attic space sits above the property, accessed by a hatch in the ceiling of the over stair cupboard. It's a great place for long term storage and bulkier items, freeing up space in the rest of the house.

External

Outhouse

7'9" x 7'0" (2.37 x 2.15)

An outhouse is attached to the rear of the kitchen, with plumbing, electric and a worktop, offering outdoor storage and housing the Vaillant boiler for the home. Two additional outhouses, formerly the WC and wood store, are in need of repair but offer further outdoor storage space.

Rear Garden

A courtyard garden sits behind the property, with stone walls and stone steps up to the rear gate to the alley behind, making it a secure space for children and pets. With space for seating, it's a great place to soak up the sun and host friends and family during the warmer months.

Exterior

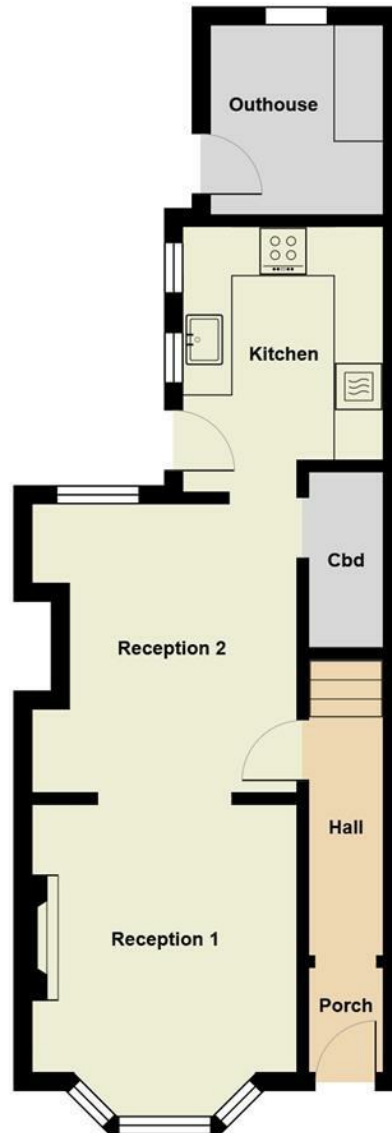
The front of the property boasts stone steps leading up to the front door, with a small planting bed adding to the kerb appeal of the period house.

Additional Information

Freehold. Council Tax Band A.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		86
(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		EU Directive 2002/91/EC

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