## The Location

Just a short walk from Lancaster city centre, residents enjoy easy access to shops, cafés, restaurants, and cultural attractions, while still benefitting from the quieter, community feel of this established residential area. For families, the location is ideal. Lancaster Royal Grammar School sits directly opposite, while Cathedral Primary School and the University of Cumbria are both nearby, making the morning school run simple and stress-free. A small playground sits on your doorstep, for easy fun days with the children. Professionals will appreciate the excellent transport connections, with Lancaster's mainline railway station offering direct links to major cities, and quick access by car to the M6 motorway. Nature and leisure opportunities are abundant. Williamson Park, with its iconic Ashton Memorial, landscaped gardens, and woodland walks, is just around the corner, while Scotch Quarry Park provides another charming green escape. Both are ideal for dog walking, children's play, or simply enjoying fresh air without leaving the city.

## Let's Look Inside

The property has benefitted from key updates including a new kitchen fitted two years ago, improvements to the bathroom, and a full reroofing around twenty years ago. Having been an ex-rental, all gas and electrical safety certificates are in place, providing reassurance for the next owners.

Inside, the ground floor features two spacious reception rooms with high ceilings and original touches that showcase the home's period character. These versatile rooms could be used as living and dining spaces or as two separate lounges depending on your lifestyle. To the rear, a stylish, contemporary kitchen has been installed, offering fitted cabinetry on three sides, integrated appliances, and enough room for a family dining table. A doorway provides access to the cellar, ideal for storage with potential for future conversion if required.

Upstairs, the first floor hosts two double bedrooms. The front bedroom is particularly spacious, with two large windows flooding the room with natural light, while the second is perfectly suited as a guest bedroom, home office, or hobby space. The bathroom sits at the rear and features a practical suite including a pedestal sink, bath with overhead shower, low flush toilet, vinyl flooring, and a heated towel rail. A large airing cupboard also sits here, housing the serviced Ideal boiler for the property.

The top floor boasts a superb master bedroom with dual aspect Velux skylights, access to eaves storage, and large fitted wardrobes that maximise floor space and help keep the room clutter-free. The house really has an abundance of space to tailor to your lifestyle, with room to grow as your circumstances change. Although it is in need of cosmetic upgrades, the bones of the property are in good condition, with regular maintenance making it a viable project for first time buyers or a great buy-to-let investment.

## Step Outside

Externally, the rear courtyard garden is accessed from the kitchen and provides a private, low-maintenance outdoor space – ideal for seating, barbecues, or entertaining friends in the summer months. A small store shed offers space for DIY materials, a home workshop and garden equipment. A rear gate provides access to the street behind, great for parking and moving gardening material without having to enter the main house. With nearby green spaces including Scotch Quarry and the historic Williamson Park, the home is well-placed for families and pet owners alike.

## Tenure
Freehold

## Council Tax
Council Tax Band A

## Room Sizes

### Reception 1
13'5" x 10'9" (4.11 x 3.30)

### Reception 2
11'6" x 10'9" (3.53 x 3.30)

### Kitchen Diner
13'1" x 8'7" (4.01 x 2.64)

### Bathroom
8'10" x 8'1" (2.70 x 2.47)

### Bedroom 2
13'7" x 10'9" (4.16 x 3.29)

### Bedroom 3
11'6" x 8'1" (3.51 x 2.48)

### Bedroom 1
13'4" x 12'5" (4.08 x 3.81)

### Cellar
14'1" x 13'8" (4.30 x 4.17)

**Kitchen / Diner**

**Cellar**

**Reception 2**

**Cellar**

**Hall**

**Reception 1**

**Porch**

**Bathroom**

B

**Landing**

**Bedroom 3**

**Attic**

**Bedroom 2**

**Eaves**

**Bedroom 1**

**Eaves**

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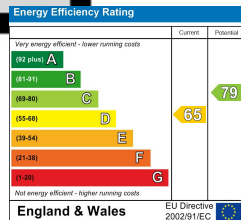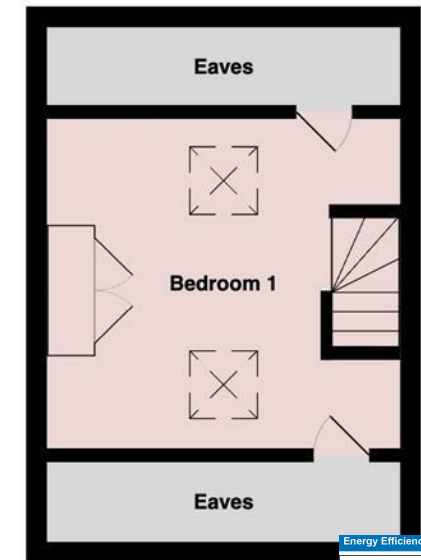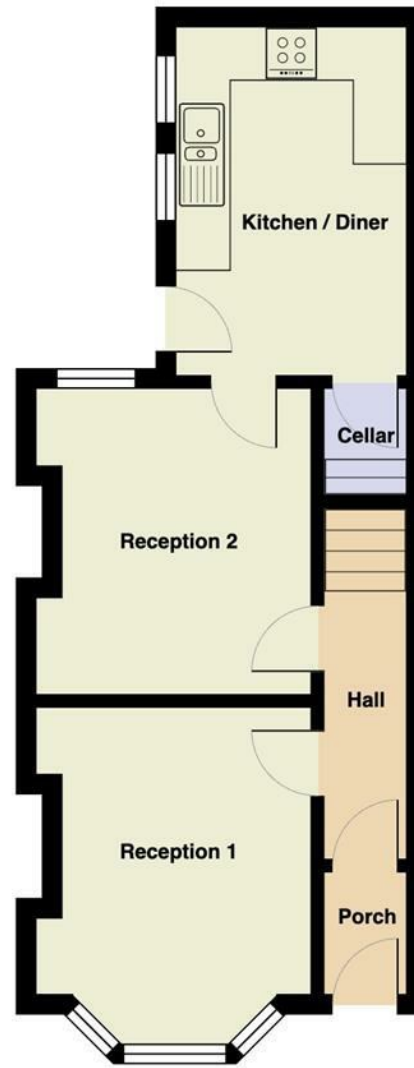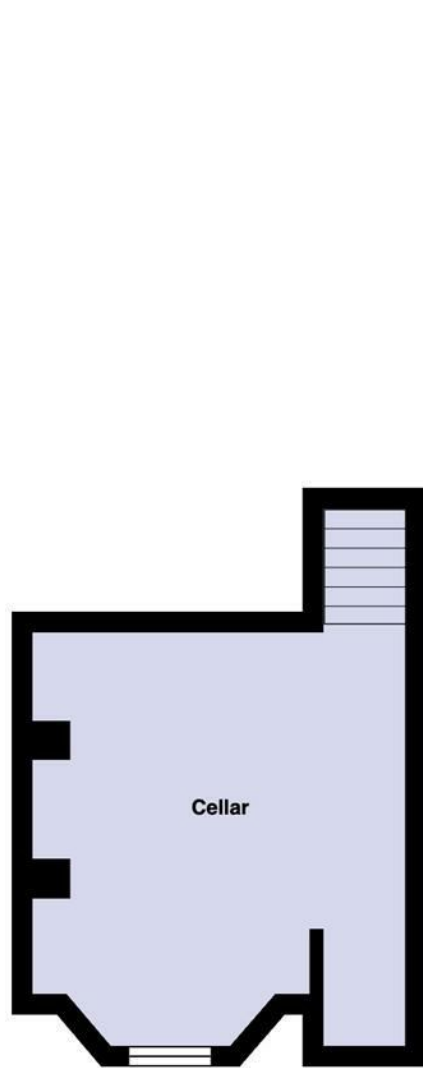
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