





## 15 Chelsea Mews, Lancaster, LA1 2AS

Nestled in the charming, private Chelsea Mews, this delightful townhouse offers a perfect blend of modern living and comfort. Spanning an impressive 1,119 square feet, the property boasts three well-appointed double bedrooms, thoughtfully arranged over three floors, providing ample space for families or those seeking extra room for guests.

Upon entering, the welcoming hallway offers access at ground floor level to the third bedroom and a handy WC. the first floor hosts a spacious lounge/diner with balcony and a sleek and stylish fitted kitchen. Finally the second floor which boasts two further bedrooms and the family bathroom.

The townhouse includes a convenient integral garage and double driveway parking to the front, ensuring that parking is never a concern. The proximity to the picturesque River Lune adds to the appeal, providing opportunities for leisurely walks and outdoor activities.

With its proximity to central Lancaster and thoughtful design, this property is an excellent choice for those looking to enjoy the vibrant lifestyle that the city has to offer. Whether you are a growing family or a professional seeking a peaceful retreat, this townhouse is sure to meet your expectations.



## Ground Floor

### Hallway

A bright entrance hall greets you as you enter the home, with light grey wood effect vinyl flooring and white painted walls giving a modern first impression to visitors and guests. A double panel radiator sits against the wall, with a double glazed window on the front aspect beside the UPVC front door. A useful alcove beneath the staircase is utilised for shoe storage, with space for a display unit adding to the contemporary feel of the home.

### WC

A valuable WC sits on the ground floor, perfect for visitors and small children. With a grey vinyl floor, grey textured wallpaper and white painted walls, it has a contemporary feel in keeping with the rest of the property. Featuring a low flush toilet, pedestal sink and single panel radiator, with a wall mounted mirror and central ceiling light, it's a useful addition for busy households.

### Bedroom Three

A carpeted double bedroom sits on the ground floor, with a double glazed window on the rear aspect taking in views of the garden. There is ample space for a bed, freestanding wardrobes and storage units, giving you flexibility in its setup. Whether used as a bedroom, home office or hobby room, it's a bright versatile room for you to decide how to use.

### Garage

An impressively large integral garage sits on the ground floor, with an up and over door from the driveway, a rear access door to the garden and an internal door from the entrance hall. Great for use as a workshop, vehicle store or utility space, it has the potential for future conversion as some neighbours have chosen to do. A block paved floor offers a practical base for DIY, with power and lighting and a water tap. The Vaillant boiler for the property is mounted in the corner.

## First Floor

### Landing

A carpeted landing connects the living spaces on the first floor, with white painted walls and woodwork reflecting the light from the double glazed window on the front aspect. A built in storage cupboard with shelving offers space for household gadgets and cleaning supplies. A single panel radiator provides warmth, with space on the landing for storage and display units.

### Kitchen

A well-presented kitchen sits off the first floor landing, with a light grey wood effect vinyl floor, grey painted shaker style units and a warm wood laminate worktop. There no shortage of storage space with both over and under counter cabinetry, and a work surface spanning three walls. Appliances include an integrated Indesit oven, a four ring gas hob, a sink and drainer plus under-counter space for a washing machine and room by the entrance for a freestanding fridge freezer. A double glazed window on the rear aspect provides natural light with a central ceiling light completing the modern, practical kitchen.

### Balcony

A balcony off the main living room offers easy access to the outdoors and a space to enjoy a morning coffee while you soak up the sun. Sliding glass doors allow the living room to be opened up to the outdoors, perfect for entertaining in the summer months. With a decked floor and covered roof, the balcony can be enjoyed whatever the weather and offers views towards Lancaster with the Ashton Memorial Beatles between the trees on the horizon.

## Second Floor

### Landing

A carpeted landing connects the two bedrooms and the bathroom on the second floor of the house. A single panel radiator sits at the top of the stairs with a pendant ceiling light above. The attic is accessed by a hatch in the ceiling.

### Lounge/Diner

A large, beautifully decorated reception room offers living and dining space and forms the hub of the home. With a plush grey carpeted floor and ample room for multiple sofas and display units, you can tailor the room to fit your needs. A bright and inviting room, it is filled with natural light by the double glazed window on the front aspect and large glass sliding doors to the balcony, with views across Lancaster. A double panel radiator sits beneath the window, with two pendant ceiling lights making the space warm and welcoming all year round, perfect for hosting friends and family.

### Bedroom One

The master double bedroom for the property sits on the second floor and boasts dual aspect double glazed windows taking in views across the River Lune to Lancaster. There is ample room on the cream carpeted floor for a double bed, bedside tables, freestanding wardrobes, drawer units and a dressing table so

there flexibility in its configuration depending on your needs. Two pendant ceiling lights make it a bright useable space in the evenings with a double panel radiator by the bed for additional comfort. Tastefully decorated with statement wallpaper, it's a warm and welcoming master bedroom.

### Bathroom

A modern three piece bathroom suite services the property with a bathtub and overhead shower, a low flush toilet and a pedestal sink. A frosted double glazed windows taking on the front aspect provides natural light, with a ceiling light for evening use. White tiled walls and the light wood effect vinyl floor add to the contemporary feel, with space for storage units to hide away toiletries and beauty products. Additional storage is provided by a deep over-stair cupboard with built in shelving, ideal for towels and linen. A single panel radiator sits beneath the wall mounted mirror and completes the bright bathroom space.

### Bedroom Two

A carpeted double bedroom sits off the landing with a double glazed windows taking on the rear aspect with skyline views up to the Ashton Memorial. With space for a double bed, bedside table, dressing table and freestanding wardrobes, you can design the room to suit your needs. A single panel radiator is mounted beneath the window next to the bed space making it a warm and welcoming room to retire to each evening.

### Externally

Double driveway parking to the front and an enclosed rear garden.

### Services

Gas, electricity and mains water and drainage.

### Tenure

The property is freehold with title number LA902281

### Council Tax

Band C via Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agents.

### Energy Performance Certificate

Available via request from the agent.

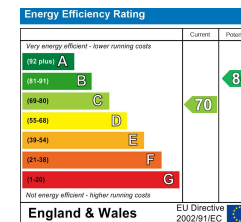
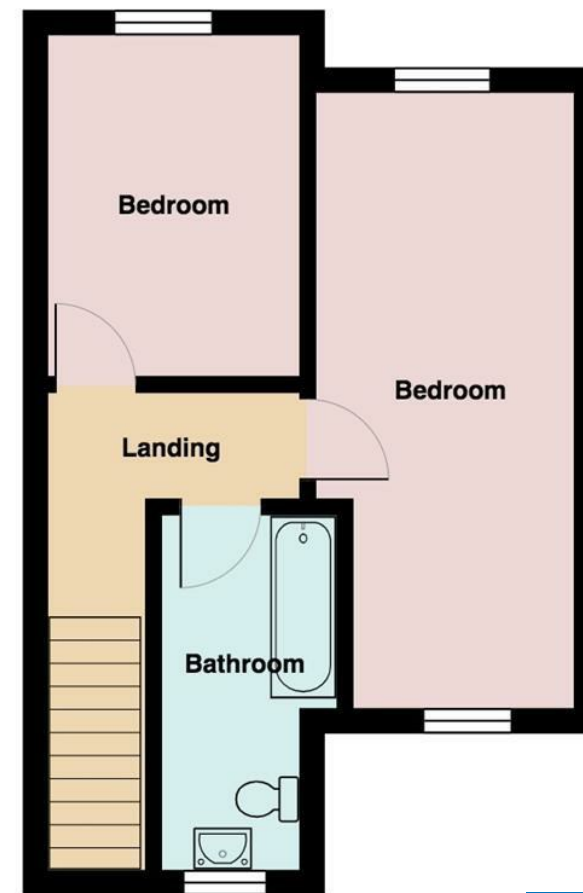
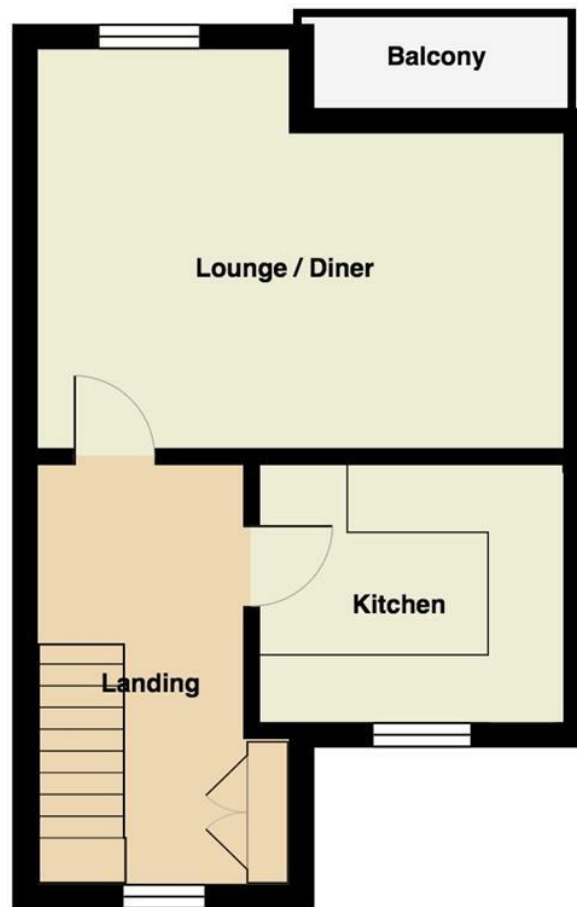
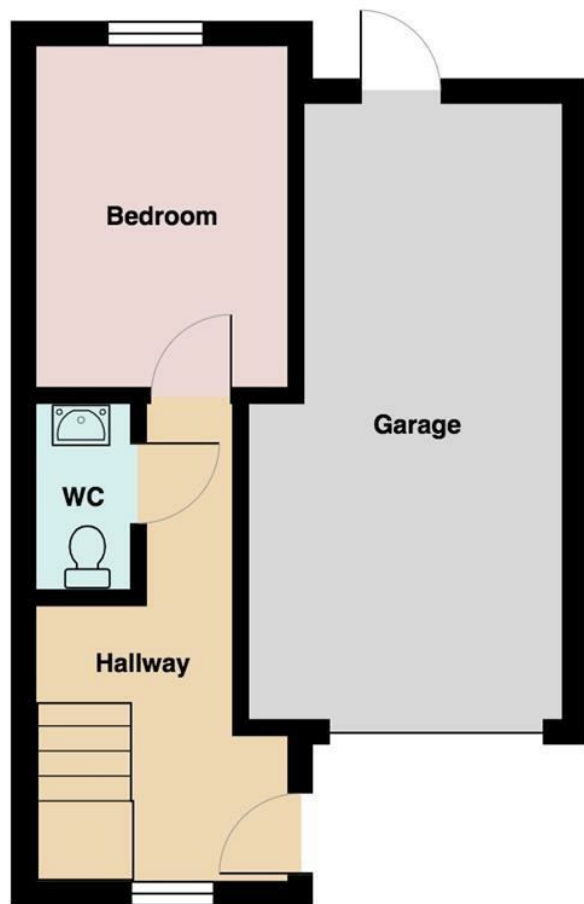












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