





Inside The Home

Situated within easy walking distance of Lancaster city centre, this well-presented three-bedroom semi-detached home has been tastefully updated by the current owners and offers spacious, versatile accommodation ideal for families and first-time buyers alike. The property is entered via a double-glazed front door into a welcoming entrance hallway. To the left is the bright and spacious lounge, which has been recently redecorated and features an attractive fireplace and an open archway leading into the dining room, creating an excellent space for both everyday living and entertaining. Double patio doors open into the conservatory, which is currently utilised as a playroom and additional storage space, offering flexibility to suit a variety of needs. The kitchen is fitted with a recently installed oven and hob, while a secondary entrance to the property is currently arranged as a practical utility area, providing valuable additional storage and workspace.

To the first floor are three well-proportioned bedrooms, comprising two doubles and a generous single bedroom. The family bathroom has been recently renovated and features a contemporary three-piece suite with an overhead shower. The property has benefited from a programme of recent improvements, including a new boiler installed approximately 10 months ago, replacement windows to the lounge, kitchen and rear bedroom, and new carpets fitted throughout. The loft also benefits from lighting, electricity and partial boarding, providing useful storage space.

Conveniently located close to Lancaster city centre, local amenities, well-regarded schools and excellent transport links, this is a fantastic opportunity to purchase a move-in-ready home in a highly sought-after location.

Let's Take A Closer Look At The Area

Cartmel Road is perfectly positioned in the sought-after Ridge area, just a short stroll from Lancaster's vibrant city centre. Everything you need is close by: the Royal Lancaster Infirmary, the University of Cumbria, stunning Williamson Park and the iconic Ashton Memorial are all within easy walking distance. You'll also benefit from superb transport connections. Lancaster Train Station sits on the West Coast

Main Line, offering direct routes to many of the UK's most popular cities, while the M6 (J34) and the Bay Gateway/Heysham Link Road are only minutes away by car. The city itself boasts an impressive array of shops, cafés, bars and restaurants, ensuring you're never far from great food, culture and convenience. Families will also appreciate the wealth of highly regarded schools nearby, making this an exceptional location for all lifestyles.

Let's Step Outside

Externally, the property enjoys an attractive frontage with a low-level brick boundary wall and a lawned front garden. To the left-hand side of the property is an additional area of land owned by the current vendors, which offers excellent potential for the creation of off-road parking, subject to the necessary permissions. The current owners had intended to lower the kerb, subject to approval from the local authority, making this an appealing opportunity for future buyers. A gated side access leads to the generous rear garden, which is fully enclosed by timber fencing, providing a safe and private outdoor space. Immediately outside the rear entrance is a paved patio area, ideal for outdoor seating and entertaining, with the remainder of the garden laid to lawn. A timber garden shed is situated at the rear, offering useful external storage.

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: LA815126

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

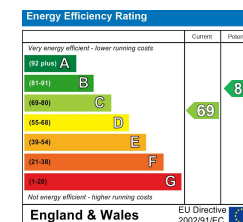
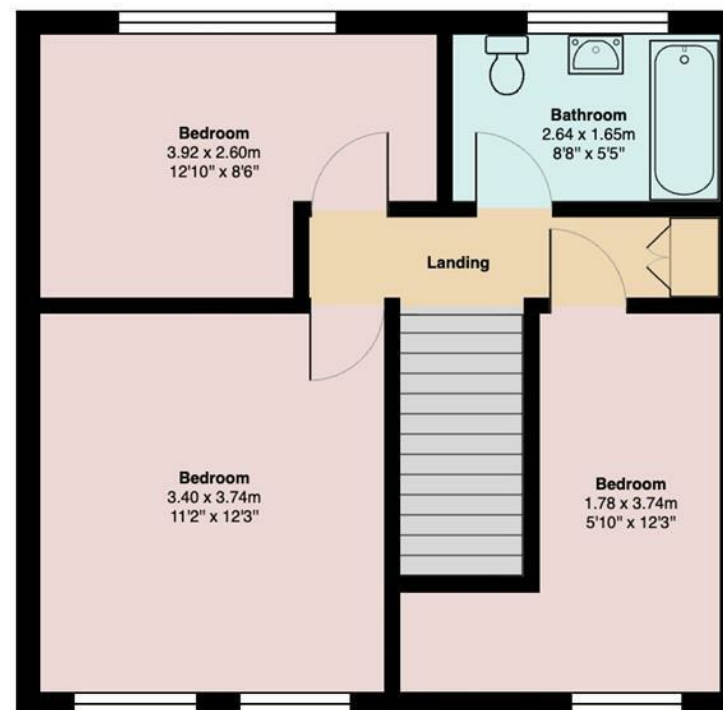
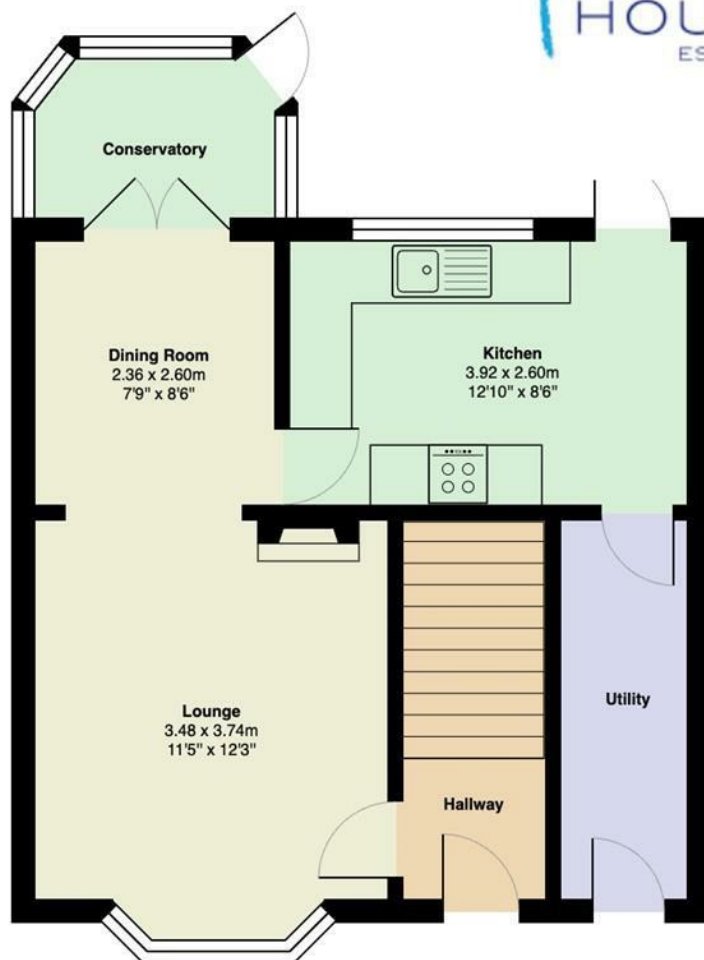
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Energy Performance Certificate

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