





Inside The Home

Tucked away close to Lancaster city centre, this charming two-bedroom terraced home offers the perfect opportunity for those looking to create a space that's truly their own. With generous rooms, a practical layout, and plenty of character, it's a property brimming with potential ideal for a small family, first-time buyers, or a couple seeking a project in a fantastic location. Step inside through a modern uPVC door to a spacious hallway, setting the tone for the well-proportioned rooms throughout. To the front is a welcoming lounge, a comfortable space for relaxing, which flows seamlessly through to a large, light-filled dining room perfect for family meals or entertaining guests. The kitchen sits beyond, offering scope for modernisation and your own personal touch, leading on to a handy lobby and the ground-floor bathroom comprising of a standard three piece suite. Bath, over bath shower head, sink and toilet. Downstairs also benefits from a generous cellar, providing excellent storage or the potential for conversion, subject to the usual permissions. Upstairs, there are two spacious double bedrooms, both bright and airy, with an additional built-in cupboard ideal for clothes or extra storage.

Let's Take A Closer Look At The Area

A desirable location, this property sits in an ideal position to access the wide range of amenities that the historic city has to offer. A wealth of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the award winning university of Lancaster, Lancaster Golf Club, the Royal Lancaster Infirmary and the handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city and further afield, the M6 motorway lies just over three miles away.

Let's Step Outside

Outside, the property boasts a concrete based rear yard with gated access.

Recent works carried out by the vendor

The property had a new roof installed March 2026 with a 10 year guarantee and new windows and front door installed February 2025 also with a 10 year warranty. The gas central heating combination boiler was installed in 2023. There is

also new laminate flooring in the two bedrooms and dining room.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage. Additionally the windows are new and double glazed.

Tenure

The property is Freehold. Title number: LA943550

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agents.

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 plus	A		91
81-91	B		
69-80	C	70	
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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