



45 Slyne Road

Lancaster, LA1 2JH

Price £210,000

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Enjoy city living in this delightful recently renovated three bedroom Victorian property which offers a wonderful blend of period charm and modern appointments. Full of original features including fireplaces, sash windows, pine panel doors, staircase balustrade, stripped floor boards and tiled vestibule as well as cornices, picture and dado rails. . All of the character makes it inviting and atmospheric whilst modern fittings provide all the comforts for contemporary living. It's ready to move into and start enjoying.

The ground floor is traditionally laid out with the front door opening into the entrance vestibule, through into the staircase hall, off which are two reception rooms. The large bay window in the sitting room allows natural light to flood the room, enhancing the airy and spacious feel. The original Victorian cast iron fireplace brings an element of cosiness. The dining room has French doors to the rear garden and leads into the kitchen. The kitchen has been upgraded and there is the benefit of a separate utility room.

The staircase hall with original Lincrusta wallpaper takes you up to the first floor landing off which are three double bedrooms and a bathroom. The spacious principal bedroom is elegant and bright with three original windows.

Externally, to the front is a small foregarden and at the rear, a combination of lawn and paving. A gate leads to the alleyway with access to the garage.

All in all, this is a great house for either a couple or family looking for an upgraded period home ready to move straight into.





Location

The property is conveniently situated in the suburbs of Lancaster which has a great choice of local amenities close at hand including shops, a chemist and a Fish and Chip takeaway. Perfectly located for families looking to be close to city amenities but without the hustle and bustle that a more central location brings. There are excellent transport links into the city and local primary schools within walking distance and for older children the house is within the catchment area for the renowned Royal Lancaster Grammar School and Lancaster Girls' Grammar School.

Lancaster itself has a great mix of high street and independent shops, coupled with a wide range of places to eat and drink and a rich cultural and music scene.

Lancaster train station is on the main West Coast line and is approximately 2.3 miles away. If you are jetting off then the airports at Manchester and Liverpool are 65.8 and 71.4 miles respectively. *The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.*

Directions

what3words ///else.clay.drift

Use the postcode LA1 2JH on Sat Nav with reference to the directions below:

Leaving Lancaster in a Northerly direction on the A6, after passing Vale road on your left, number 45 is the second property on your left hand side. If you reach Skerton St Luke's Church of England Primary School then you have gone too far.







Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combi Worcester boiler in the outhouse.

Broadband

Ultrafast speed potentially available from Virgin Media or Openreach of 1800 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: O2 is reported as 'likely' for Voice and 'limited' for Data services. EE, Three and Vodafone are all reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are all reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

Tenure

Freehold

Included in the sale

Fitted carpets and light fittings.

Please note

A rear alleyway provides vehicular and pedestrian access leading to a small detached single garage.

Local Authority charges

Lancaster City Council – Council Tax band B

Guide price

£215,000



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



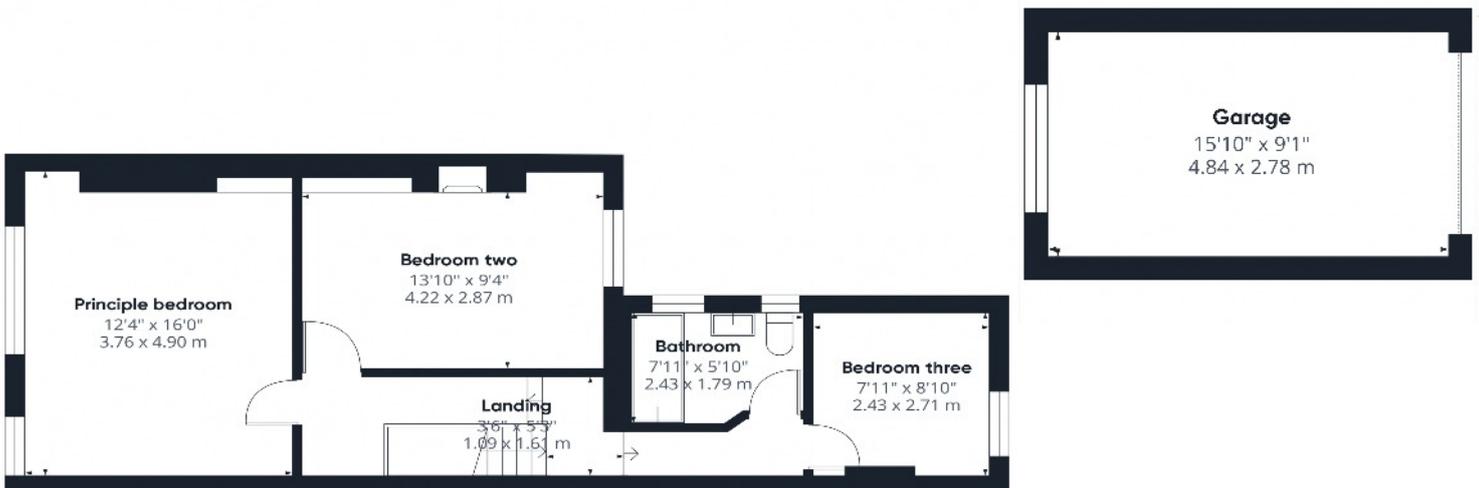
Approximate total area⁽¹⁾
 539.6 ft²
 50.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on BCS IPMS 3C standard.

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Floor 0 Building 1



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.