



17, Blades Street  
Lancaster, LA1 1TT

House - Terraced

Price Guide

£299,950

# 17, Blades Street Lancaster, LA1

House - Terraced



## Overview

- TRADITIONAL VICTORIAN TERRACE
- FIVE DOUBLE BEDROOMS
- THREE CELLAR ROOMS
- DESIRABLE LOCATION
- FLEXIBLE ACCOMMODATION
- SET OVER FOUR FLOORS
- TWO RECEPTION ROOMS
- HEART OF THE CITY CENTRE
- WITHIN WALKING DISTANCE TO THE TRAIN STATION
- EXCELLENT SCHOOLING

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### Entrance Vestibule

Door to the hallway

### Hallway

Stairs to the first floor, original coving, radiator, carpeted floor, door to the cellar.

### Lounge

Double-glazed bay window to the front, feature fireplace with inset coal effect gas fire, carpeted floor, radiator.

### Dining Room

Double glazed window to the rear, fireplace with inset gas fire, original built-in cupboards, radiator, carpeted floor.

### Kitchen/Diner

Double-glazed windows to the side and rear, range of matching wall and base units with complimentary work surfaces, New World Range cooker with a seven-ring gas hob and extractor hood, two electric ovens, grill and warming oven, integrated dishwasher, stainless steel sink, space for fridge/freezer, integrated fridge, laminate floor, radiator, door to the yard.

### Cellar Rooms

Three cellar rooms with a double-glazed window to the front and door to the rear yard, plumbing for washing machine, stainless steel sink, Worcester combi boiler, gas an electric meters.

Good head height in all of the rooms.

### First Floor Landing

Stairs to the second floor.

### Bedroom One

Double glazed bay window to the front, built-in wardrobes, carpeted floor, radiator.

### Bedroom Two

Double-glazed window to the rear, wood effect laminate floor, fireplace, radiator.

### Bedroom Three

Double-glazed window to the rear, carpeted floor, radiator.

### Family Bathroom

Double-glazed frosted window to the side, panelled bath with shower attachment, walk-in shower, non-slip floor, wash hand basin, heated towel rail, W.C.

### Second Floor Landing

Double-glazed velux window.

### Bedroom Four

Double-glazed velux window, carpeted floor, radiator.

### Bedroom Five

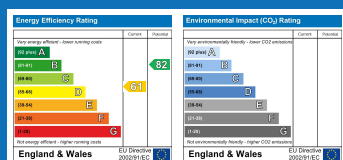
Double-glazed velux window, carpeted floor, radiator, under eaves storage.

### Outside

Rear yard with a storage shed, patio area, water tap and gate to access road.

### Useful Information

Tenure Freehold  
Council Tax Band (C) £1917.88  
Permit Parking



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.