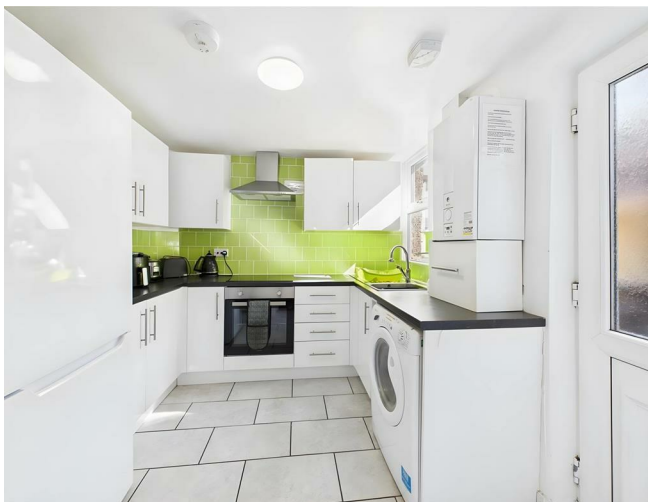


## 47 Portland Street, Lancaster, LA1 1SY



**£295,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

A charming mid-terrace home offering beautifully presented accommodation and featuring two bedrooms. The property boasts two inviting reception rooms, a well-equipped kitchen, and the added benefit of a versatile basement, ideal as a home office, gym, or extra living space.

Currently, the property offers two convenient shower rooms, though these could easily be converted back into a spacious family bathroom if desired. Modern comforts include gas central heating with Hive controls, double glazing, and an efficient ventilation system.

Outside, there's a delightful, well-maintained yard, perfect for relaxing or entertaining, with convenient on-road permit parking available. This lovely home truly blends character with practicality in a desirable location.

Experience urban living at its best with this property, conveniently located within walking distance of Lancaster's bustling city centre. Nature lovers will appreciate easy access to serene canal-side walks and the Fauna Nature Reserve, just minutes away.

Lancaster train station is a mere 5-minute walk, offering direct connections to London in just over two hours. Families will be delighted with the local educational options, as the property lies within the catchment area of top-rated schools, including Dallas Road Primary School and both Lancaster Boys and Girls Grammar Schools. No Onward Chain.

### Entrance Hallway

Stairs to the first floor, laminate floor, radiator.

### Lounge



This was used as a bedroom before with a double glazed window to the front, radiator and carpeted floor.

### Dining Room



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

### Kitchen



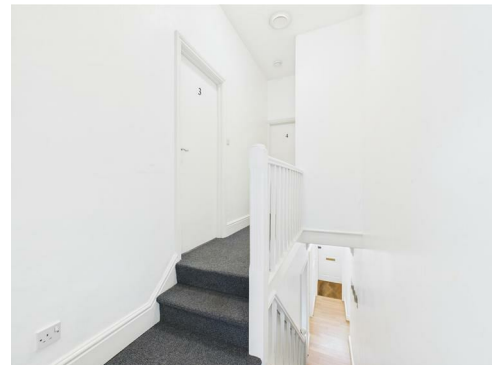
Double-glazed window to the rear, range of matching cabinets finished in a high white, four plates electric hob and oven, extractor hood, stainless steel sink, plumbing for washing machine, combi boiler, door to the yard, tiled floor, radiator, door to the lower basement.

### Lower Basement



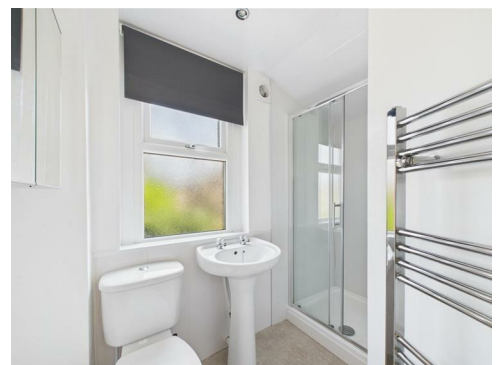
Double glazed window to the rear, carpeted floor, radiator, cupboard housing the gas meter and consumer unit..

### First Floor Landing



Access to the loft, walk in storage cupboard.

### Shower Room (1)

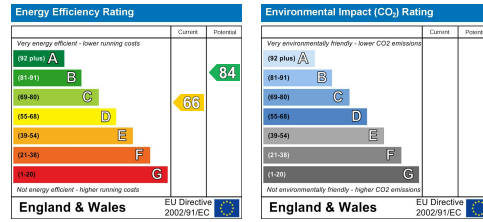


Double glazed frosted window to the rear, shower cubicle with thermostatic shower, heated towel rail, wash hand basin, vinyl floor, extractor fan, W.C.

**Shower Room (2)**



Tenure Freehold  
Council Tax Band (B) £1,841.18  
No Onward Chain



Double glazed Velux window, shower cubicle with thermostatic shower, heated towel rail, wash hand basin, vinyl floor, extractor fan, W.C.

**Bedroom One**



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

**Bedroom Two**



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

**Useful Information**



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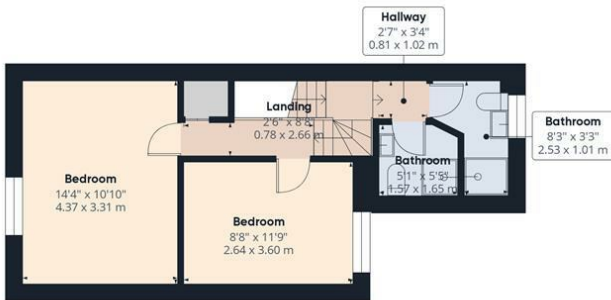
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Floor -1



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

922.46 ft<sup>2</sup>  
85.7 m<sup>2</sup>

(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 RICS IPMS 3C standard.

GIRAFFE360



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