

## 3 Ropewalk, Lancaster, LA1 5WF



**£220,000**

Modern Three-Bedroom Townhouse  
on Historic St George's Quay.

Set along the popular St George's Quay, this beautifully finished three-bedroom semi-detached townhouse offers stylish, low-maintenance living in one of Lancaster's most desirable locations. Just moments from the River Lune and a short walk into the city centre, it's the perfect place to call home for first-time buyers or those looking for contemporary comfort.

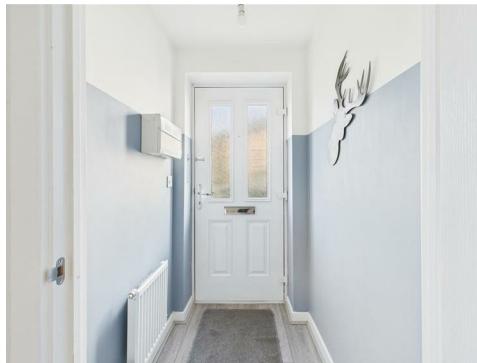
Step inside and you're welcomed by a bright and modern lounge. To the rear, the sleek kitchen features a breakfast bar, with patio doors leading straight out to the garden.

Upstairs, three spacious double bedrooms provide flexibility for growing families, guests, or a home office. The second floor bedroom benefits from a stylish en suite, while a modern family bathroom serves the remaining rooms. Generous storage can be found across all three floors, helping to keep daily life organised and clutter-free.

To the rear, the allocated parking space adds to the practicality, and the property's excellent EPC rating ensures it's as efficient as it is attractive.

With riverside walks and transport links all nearby, this is a home that offers modern living in a truly convenient and scenic location. A fantastic opportunity for anyone looking to start their next chapter in Lancaster.

## Entrance Vestibule



Laminate flooring, radiator, fuse box, UPVC double glazed front door.

## Lounge



Laminate flooring, radiator, double glazed window to front, large under stairs storage cupboard.

## Ground Floor Hallway



Laminate flooring, stairs to first floor, large storage cupboard - potential for downstairs W.C.

## Kitchen/Diner



Laminate floor, radiator, fitted

breakfast bar, double glazed patio doors, large double glazed window to rear, range of matching modern wall and base units, gas hob and extractor hood, Electrolux oven, plumbing for slimline dishwasher and washing machine, space for freestanding fridge/freezer.

## First Floor Hallway



Carpeted, radiator, stairs to second floor.

## Bedroom One



Carpeted, radiator, two large double glazed windows to front.

## Bathroom



Waterproof laminate flooring, frosted double glazed window to side, bath with overhead electric shower,

partially tiled walls, extractor fan, heated towel rail, wash hand basin and W.C.

## Bedroom Two



Carpeted, radiator, large double glazed window to rear.

## Second Floor Hallway

Carpeted, storage cupboard.

## Bedroom Three



Carpeted, radiator, double glazed window to front, loft access.

## En Suite



Waterproof laminate flooring, Velux window, walk in thermostatic shower, heated towel rail, extractor fan, wash hand basin and W.C.

## Outside



Patio area, outdoor tap, access to front, rear access to car parking space, storage shed, raised beds, raised gravel area.

## Useful Information

Tenure Leasehold

Council Tax Band (C) - £2,104.19

