

## 22 Gardner Road, Lancaster, LA1 2DB



**£130,000**



This beautifully presented two-bedroom traditional terrace is a true gem, thoughtfully designed and tastefully decorated throughout, making it a home you can simply move straight into. Perfect for first-time buyers or those looking to downsize, it enjoys a quiet street setting while still being within easy walking distance of Lancaster city centre and all its amenities.

From the moment you step inside, you are welcomed by a warm and inviting lounge, complete with a charming feature fireplace that sets the tone for the rest of the home. This then flows seamlessly into a gorgeous kitchen-diner, cleverly designed to maximise space while retaining that all-important "wow factor." It's the perfect spot for family meals or entertaining friends. Beyond, the inner hallway leads to a stunning modern bathroom, finished to a high standard and designed with both style and practicality in mind.

Upstairs, you'll find two generously sized double bedrooms, both beautifully presented and filled with natural light, creating comfortable and relaxing spaces to unwind.

Outside, the low-maintenance yard is just as well presented, offering a pleasant space to sit out, with a gate providing access to the rear lane.

Homes of this quality and standard are a rare find; this terrace really does combine style, comfort, and convenience in one charming package.

## Lounge



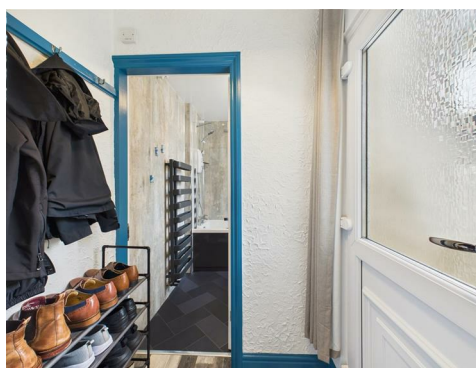
Double-glazed window to the front, wood surround fireplace with inset coal-effect gas fire, built-in cupboards housing the consumer unit, carpeted floor, radiator.

## Kitchen/Diner



Double-glazed window to the rear, range of cabinets finished in a lovely matt blue, four-ring gas hob and extractor hood, electric oven, stainless steel sink, plumbing for washing machine, stairs to the first floor, fridge and freezer, an ingenious fold-down table serves as a clever space-saving fixture, easily pulled out when needed and neatly folded back to create extra room, vinyl flooring, radiator..

## Inner Hallway



Storage area for coats and boots, double-glazed door to the yard, vinyl flooring.

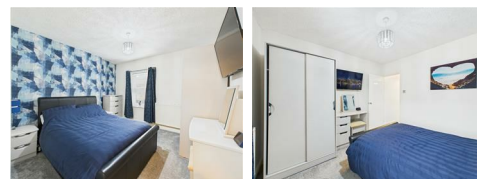
## Bathroom



Double-glazed frosted window to the side, bath with Mira electric shower, vanity unit with inset wash hand basin, heated towel rail, vinyl flooring, W.C

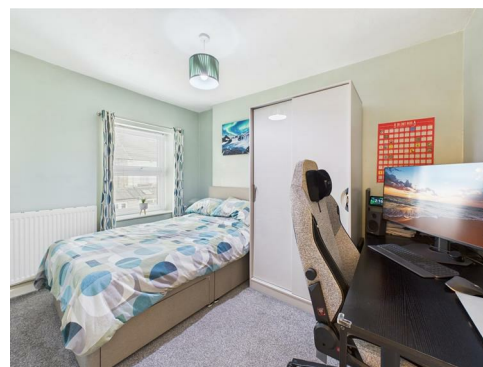
## First Floor Landing

### Bedroom One



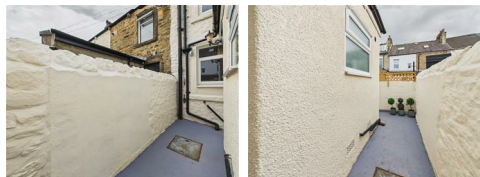
Double-glazed window to the front, carpeted floor, radiator.

### Bedroom Two



Double-glazed window to the rear, built-in storage cupboard housing the combi boiler, access to the loft which is not boarded, carpeted floor, radiator.

## Outside



Lovely patio area and gate to access road.

## Useful Information

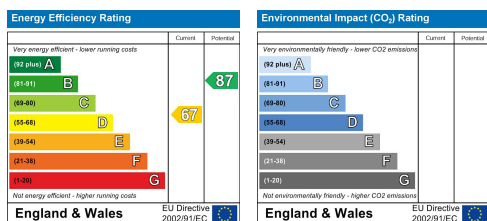
Tenure Freehold

Council Tax Band (A) £1,605

Hive central heating

New Bathroom

New carpet and laminate flooring.



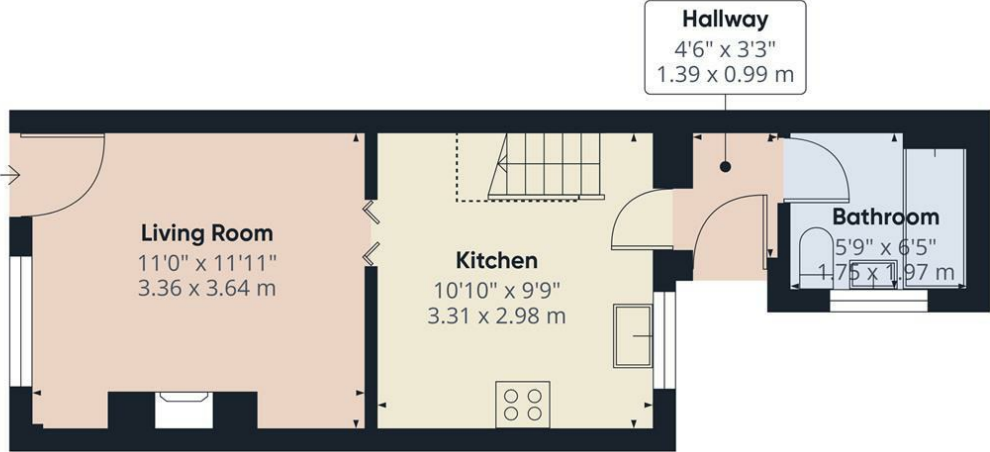
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
511 ft<sup>2</sup>  
47.4 m<sup>2</sup>

**Reduced headroom**  
10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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