

## 41 BELLE VUE TERRACE, LANCASTER, LA1 4TY

OFFERS IN EXCESS OF  
£425,000



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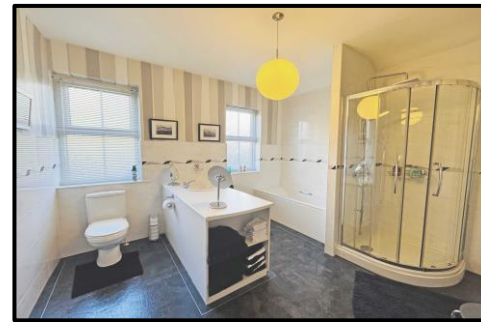


**\*BEAUTIFUL SPACIOUS VICTORIAN HOME SET OUT OVER THREE FLOORS AND CELLAR\***

Exciting opportunity to acquire a much sought after five-bedroom Victorian family home situated on the slightly elevated Belle Vue Terrace and overlooking Bridge Road. The properties are known for their position and proximity to the city centre, space and original character and charm that is retained with the subject property. The property has been extremely well maintained by the present owner and makes an ideal buy for a young growing family.

The accommodation briefly comprises (in its current layout); three reception rooms and kitchen with utility and w.c. Four large bedrooms (one dressed as a lounge on the 1st floor), dressing room, en suite and bathroom wc. Large cellar room. Externally you will find a generous tiered rear garden with parking accessed from Belle Vue Drive.

Early viewing essential to appreciate the space and character on offer.



**LOCATION:** Prime residential position in the popular South Lancaster district of Greaves (SAT NAV LA1 4TY). Within an easy walk for most to the city centre, Royal Lancaster Hospital, University and popular schooling facilities for both primary and secondary close by.

**STYLE:** A three storey, Victorian family home with large cellar.

**CONDITION:** The property has been very well maintained over the years and retains many charming and character features.

**ACCOMMODATION:** Ground floor; entrance vestibule and spacious hallway with staircase leading off. Front reception room with feature fireplace and light bay window. 2nd reception room accessed from the hall and morning room. Fitted kitchen with a good range of wall and base units with appliances. Rear utility area with wc and access out to the gardens. First Floor; feature split landing. Front reception room currently dressed as a lounge (originally designed as a bedroom) with feature fireplace and bay window. Second bedroom with ensuite shower. Dressing room and four piece bathroom suite. Second Floor; landing space and two large bedrooms. Cellar; open plan light out with window (13'4 x 15' max).

**OUTSIDE:** Neat and tidy front garden, easy maintenance retained with a stone brick wall. Stepped pathway providing access to the front. The properties along Belle Vue provide generous size tiered section gardens. Adjacent to the property the first level provides a nice, paved patio seating area with balustrade. The next level is laid to lawn with vegetable patch and paved patio. Access to the property is found at the rear with a parking space.

**SERVICES:** All main services are connected, gas central heating and double glazing.

**COUNCIL TAX BAND:** The property is listed as Council Tax Band E (Lancaster Council).

**TENURE:** We are advised the tenure of the property is freehold.

**VIEWING:** Strictly by telephone appointment through the Agent's office and comes highly advised.