



40 Slyne Road, Lancaster, LA1 2HU

Presenting an exceptional blank canvas opportunity, this charming four-bedroom mid-terrace property on Slyne Road offers spacious living accommodation across two floors. Ideal for a family, this period home may require some upgrading but holds appeal for various buyers seeking to personalise a generously sized residence in a sought-after area. Whilst it does require works of upgrading we feel it offers great potential to create equity in a fine home. Inside, the property features a welcoming entrance hall, a cosy lounge with a striking fireplace, a flexible rear reception room, a well-appointed kitchen breakfast room, and a convenient utility space on the ground floor. Upstairs, there are three sizable double bedrooms, a single bedroom, and a three-piece bathroom suite. Outside, the garden offers potential for landscaping and as it is accessible from the rear lane, offers potential for off street parking which is unusual for this location and house type. There is also a lawned area at the front which undoubtedly enhances the property's curb appeal and provides distance from the road. One of its key attractions is its convenient location, situated moments away from a plethora of amenities offered by the historic city of Lancaster. Within walking distance, residents can access an array of high street shops, restaurants, bars, supermarkets, esteemed schools, the Royal Infirmary, and a convenient West Coast mainline railway station. For commuters, local buses provide regular transportation in and around the city, including routes to the Lancaster & Cumbria universities, and the M6 motorway is just a five-minute drive away.



Ground Floor

Hall

Welcoming entrance hall and vestibule, Victorian floor tiles, radiator and ceiling light.

Lounge

Inviting lounge with a feature fire place, bay window to front aspect, radiator and ceiling light.

Rear Reception Room

Currently used as a second sitting room but could also be used as a formal dining room, with a window to rear aspect, radiator and ceiling light.

Kitchen / Breakfast Room

Fitted kitchen with a range of base and wall mounted units, four ring gas hob with fan oven beneath, sink and drainer unit. Additional features include a period decorative fireplace, a window to side aspect, radiator and ceiling light. Also provides access to store room which houses the gas central heating combi boiler.

First Floor

Bedroom One

Large double bedroom with a bay window to front aspect, radiator and ceiling light.

Bedroom Two

Second double bedroom with a window to rear aspect, radiator and ceiling light.

Bedroom Three

Third double bedroom with a window to rear aspect, radiator and ceiling light.

Bedroom Four

Single bedroom with a window to front aspect and ceiling light.

Bathroom

Three piece suite comprising of a panel bath with shower over, a low flush WC and wash hand basin. Window to side aspect, towel radiator and ceiling light.

Externally

The property has lawned frontage and a rear garden accessible from the lane which offers potential for off street parking.

Council Tax

Band B





Light wood upper kitchen cabinets with silver handles. On top of the cabinets, there are several wine glasses, a silver pot, and a colorful balloon.

White lower kitchen cabinets with light wood countertop and silver handles. A stainless steel sink is visible on the left side of the counter.

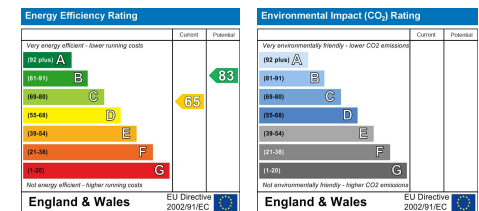
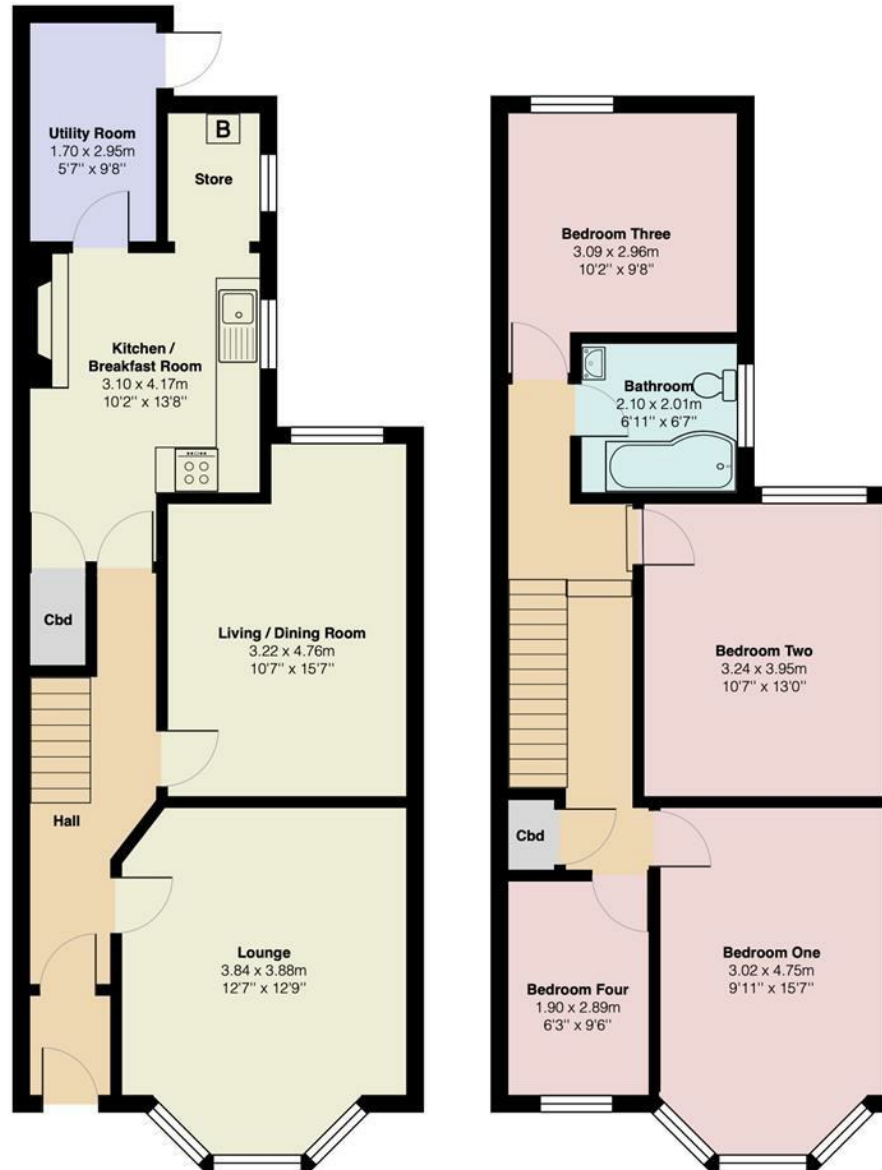
Stainless steel oven and cooktop unit. A grey kettle and a toaster are on the countertop to the left.

A wooden door leading to another room. Several papers are pinned to the door.

A wooden dining table with two black chairs and a blue chair. The table is set with plates and papers.

A modern ceiling light fixture with four globe lights.

A wall outlet on the wall below the upper cabinets.



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