



3 South Road, Lancaster, LA1 4XJ

Located in the heart of Lancaster City centre and sure to appeal to those looking for a large family home, convenient for Lancaster, is this sizeable four bedroom mid-terraced property on South Road. Available with no onward chain, the spacious property offers versatile living accommodation across three floors, with the internal layout briefly comprising on the ground floor of a welcoming entrance hall, an inviting lounge, a sociable living dining room and a fitted kitchen. Access to the converted cellar is from the living dining room and provides a valuable utility room and storage area. To the first floor are two good sized bedrooms, along with a family bathroom suite and an extra WC. Occupying the second floor are two further good sized double bedrooms. Externally, a private walled courtyard can be found to the rear which makes an ideal space for outside entertaining, with a small mature garden to the front providing privacy from the road. A convenient location, the property will certainly appeal to purchasers who are looking to take advantage of the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Infirmary, the University of Cumbria and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the University of Lancaster and further afield; the M6 motorway lies just over three miles away.



Ground Floor

Hall

Welcoming entrance hall with a radiator and ceiling light.

Lounge

With a bay window to front aspect, laminate flooring, radiator and ceiling light.

Living / Dining Room

Multifunctional room that also provides access down to the cellar utility, with a window to rear aspect, laminate flooring, radiator and ceiling light.

Kitchen

Fitted kitchen with a range of base and wall mounted units, four ring electric hob, integrated fridge, gas central heating boiler, sink and drainer unit. Also with a door leading out to rear courtyard, window to side aspect and ceiling lights.

Cellar Utility

Handy converted cellar, currently used as a utility room. With plumbing for a washing machine, slab flooring, window, power and lighting.

First Floor

Bedroom One

Good sized double bedroom with a window to front aspect, radiator and ceiling light.

Bedroom Two

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

Bathroom

Three piece suite comprising of a panel bath with shower over, a low flush WC and a corner wash hand basin.

WC

Low flush WC and wash hand basin. Window to side aspect and ceiling light.

Second Floor

Bedroom Three

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

Bedroom Four

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

External

Private enclosed courtyard to the rear, ideal for a table and chairs. Also with storage outbuildings and gated access to service lane at rear.

Council Tax

Band C







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 86	 53	 A	 G
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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