



## 47 Denmark Street, Lancaster, LA1 5LY

A charming two bedroom terraced house in a desirable location within walking distance of the city centre, train station and the river. Lovingly cared for by the previous owners, the house is ready to move into and make your new home.

With a large wood burner situated on a natural stone hearth creating a focal point for the living room, the property feels warm and inviting all year round. The spacious kitchen is ideal for busy family life, and, of course, entertaining friends and family with modern in-built appliances. A fully tiled, contemporary bathroom to the rear of the property, accessed from the kitchen through a rear porch, completes the sizeable ground floor.

Upstairs there are two well-proportioned double bedrooms, both benefitting from an alcove space that extends over the stairs as well as floor space for wardrobes and drawer sets. Storage space is maximised throughout the property, enabling you to create a welcoming, clutter-free home. There is access to the loft through the second bedroom, providing further potential storage space.

To the rear of the property is an enclosed garden, with a wrought iron gate leading to alley behind. A little sun trap, there is space for planters for the budding horticulturalist, and for drying washing to keep up with the demands of running a busy home.

There is a convenience store at the end of the road, ideal for stocking up on the essentials without having to travel. It is a short walk into the city centre, where you can take advantage of the bustling shops, cafes and pubs, so you'll never be short of something to do! For commuters, you are within walking distance of Lancaster train station.

This property will make a fantastic home for a first time buyer, or equally, for those who are looking for a quieter location to settle down that still has access to the city centre and transport links.



### **Living Room**

**12'9" x 12'3" (3.91 x 3.75)**

A cosy carpeted living room complete with a wood burner on a natural stone hearth. With a double glazed window out to the front, space for a large sofa and chair set, and alcoves for storage solutions, it is a warm welcoming entertaining space year round.

### **Storage Cupboard**

**6'3" x 2'9" (1.91 x 0.85)**

A storage cupboard located under the stairs, great for household appliances and outdoor clothing.

### **Kitchen**

**12'2" x 8'10" (3.72 x 2.7)**

A well-proportioned and bright kitchen, with a double glazed window looking out to the rear garden. Appliances include an integrated double oven, sleek induction hob, sink with drainer and utility points for a washing machine and fridge. With overhead and ground level cabinets on three walls, there is ample storage for all your cooking essentials.

### **Rear Porch**

**3'9" x 2'7" (1.15 x 0.81)**

The rear porch connects the kitchen to the bathroom through a glass-paned wooden door, with an external UPVC door leading to the garden. It features full height, built in storage cupboards on one side.

### **Bathroom**

**6'7" x 6'0" (2.03 x 1.83)**

A tiled bathroom with full length bath, low flush WC and sink unit. There is a frosted double glazed window out to the side providing natural light, with a double radiator and heated towel rail making it a comfortable space in the colder months.

### **Bedroom 1**

**12'2" x 11'10" (3.73 x 3.61)**

A large double bedroom with a double radiator and a double glazed, leaded glass effect window out to the front of the property. A storage alcove located over the stair space provides a great location for storage solutions with ample space in the rest of the room for freestanding wardrobes.

### **Bedroom 2**

**12'3" x 8'11" (3.75 x 2.72)**

A double bedroom at the rear of the property benefits from two double glazed windows out to the rear of the property, filling

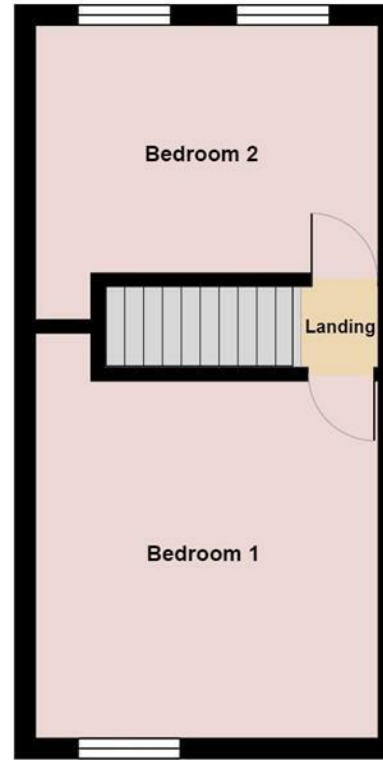
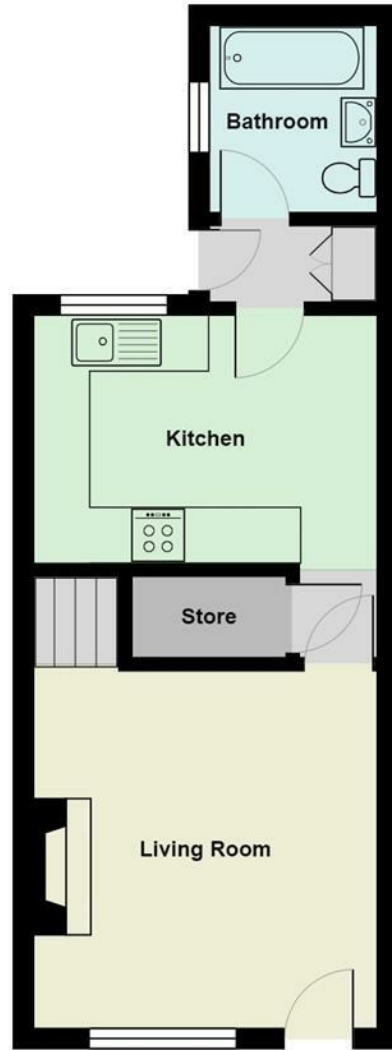
the space with light. There is an alcove extending over the stair space which is ideal for storage, and sufficient room for wardrobes and drawer sets in the main sleeping space.

### **Loft**

There is an unboarded loft space, accessed through an opening in the ceiling of Bedroom 2.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Most energy efficient - lower running costs				Most environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(82-101) <b>A</b>			
(81-91) <b>B</b>				(69-80) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(1-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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