



11 Ullswater Road, Lancaster, LA1 3PP

A stunning example of a Victorian mid-terraced home, located in the popular freehold area of Lancaster. Character and charm intertwine in this sizeable family home, with period features including the original marble fireplace, workshop and sizeable yet practical rear garden. Offered to the market with No Chain.

Surrounded by a breadth of independent shops, pubs and eateries, Ullswater Road offers buyers a short walk into the historic market town of Lancaster, with iconic locations such as Williamsons Park on the doorstep. With a West Coast mainline train station an approximate 15 minutes walk away and the M6 motorway an approximate 5 minute drive.



Layout (with approx. dimensions)

Ground Floor

Hallway

Entered via a UPVC double glazed door, this leads into a bright entrance hall. With stairs leading to the first floor and laminate flooring.

Living Room

12'5" x 9'4" (3.81 x 2.85)

A cosy room, fitted with the original Marble, open fireplace with decorative tiled surround. A true WOW feature. With a UPVC double glazed bay window, picture rail and coving, laminate flooring and a radiator.

Dining/Second Sitting Room

12'5" x 10'6" (3.81 x 3.22)

Fitted with a feature multi-fuel burning stove, set on a slate hearth. With a UPVC double glazed looking towards the rear garden, coving, laminate flooring and a radiator.

Kitchen

12'7" x 6'5" (3.84 x 1.96)

Fitted with a range of wall and base units with a complementary worktop over and stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring gas hob with extractor hood. A high-rise microwave and oven, and an integrated washing machine and undercounter fridge. With two UPVC double glazed windows, tiled flooring and a radiator.

Cellar

21'4" x 11'10" (6.52 x 3.62)

A wooden door from the Dining Room, provides access into the cellar area. This useful space currently houses the vendors tumble dryer and a separate Fridge Freezer, whilst providing an ideal storage area. This room has light and power.

First Floor Landing

Stairs lead from the entrance hall to a landing area. With Stairs leading to the second floor and a useful coat hook area, providing an ideal place to store additional coats, woolly hats and scarves.

Bedroom Two

11'9" x 9'11" (3.60 x 3.03)

Fitted with built-in wardrobes providing useful storage. With a UPVC double glazed window, laminate flooring and a radiator.

Bathroom

11'8" x 9'3" (3.58 x 2.82)

Fitted with a four-piece suite consisting of a WC, wash hand basin, a bath and a separate shower cubicle, with tiled surround. With a UPVC double glazed window, showcasing views across the rear, private garden, laminate flooring and a radiator.

Second Floor Landing

Stairs lead to a small landing area, providing access into two additional bedrooms.

Bedroom One

12'2" x 10'8" (3.73 x 3.26)

A spacious room, fitted with a built-in wardrobe. With a UPVC double glazed window showcasing views across the private rear garden. With access to a small boarded loft space and a radiator.

Bedroom Three

9'3" x 9'9" (2.84 x 2.98)

Fitted with a full wall of built-in wardrobes, this room has ample storage. With a UPVC double glazed window and a radiator.

Outside

To the front of the property, there is a small planted garden, with a path leading to the front door. To the rear, an extensive, yet manageable garden be found. With stairs leading to a patio area with hedging surrounding providing a subtle yet private area. Further stairs lead to a raised lawn area with planted borders (with a beautiful Lupin flower located to the left) and secure wooden fencing. A stone flagged pathway lead to a further patio area and a workshop, with additional storage to the rear, for wood and kindling. Please note: there is a right of way access between the rear yard and the rear garden, providing access for all home owns to access the main roads at the sides.

Workshop

13'8" x 8'10" (4.17 x 2.71)

This incredible room has a multitude of used. Used currently as a work shop, this room is fitted with a secure locked storage area, perfect for housing valuable tools. With a range of wall and base unis, with a complementary worktop over, a UPVC double glazed window, light and power. This could easily be converted into a work from home office, a gym area or simply a hobby/crafts or even a garden room. The perfect place to take yourself off and have some "me" time.

Please Note:

Contents in the property such as bedroom furniture including beds and matching side cabinets, dining table and various other items are also available for sale by separate negotiation. They are all of great quality with most being originally purchased from Oak Furniture Land. If the purchaser would like any items in the property, please inform us so we can discuss this with the vendor. The property is also fitted with a Verisure alarm system, which surrounds the entire property. This is sold as part of the sale and if the purchasers do not wish to take on the contract, please inform us during the offering process.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band A - Lancaster City Council.

Tenure

Freehold.

Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		85
81-91	B		
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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