



## 30 Lune Terrace, Lancaster, LA1 2AQ

A well-proportioned two bedroom terraced home in Lancaster with river views and front and rear gardens. Situated at the end of the terrace, the property is within walking distance of Lancaster city centre, plus nearby local shops and schools, making it a convenient location for professionals, commuters and young families.

Internally the property has period features and large rooms with high ceilings adding to the spacious feel of the house. The house boasts plenty of potential, with two reception rooms and a practical kitchen on the ground floor, and two double bedrooms serviced by the family bathroom on the first floor. The front garden is a great space with riverside views, whilst the rear garden provides a private seating area with a store shed for garden equipment and toy storage.

A great home for first time buyers and couples with plenty of potential to turn it into your new impressive period home, it is just waiting for you to add your mark.



## Location

Situated on the River Lune, this property is within walking distance to the city centre, with transport links providing easy access to the motorway, and surrounding villages, great for those who travel for work. You are within the catchment area of local primary and secondary schools so well placed for those with children. A 24 hour garage and local shops are a short walk away, with Ryelands Park providing a green space for recreation.

## Reception 1

**13'10" x 12'2" (4.22 x 3.73)**

A well-proportioned reception room sits the the front of the property with a large double glazed window with secondary glazing providing natural light and views of the front garden and river beyond. A beautiful tiled period fireplace creates a great focal point for the room, with built in cupboards in the alcove to the left, and ample space for seating and storage surrounding it to create a welcoming living space, great for gathering family and friends.

## Reception 2

**15'1" x 11'6" (4.6 x 3.53)**

A large reception room forms the centre of the home with laminate flooring and a double glazed window with secondary glazing to the rear on the back garden. An impressive open fireplace forms the focal point of the room with a large stone hearth and tiled back wall. The alcoves either side of the fireplace are used for storage, with one featuring a built in cupboard. A double panel radiator sits against the wood panelled wall by the stairs, with a central ceiling light completing the entertaining space.

## Kitchen

**8'0" x 7'7" (2.45 x 2.32)**

The kitchen sits at the rear of the property with a newly laid vinyl floor and varnished pine units. A double glazed widow sits over to the side of the room with an external upvc door beside providing access to the rear yard. The kitchen includes a four ring electric hob and oven, extractor fan, a sink with drainer, inbuilt cutting board and space and utility points for a washing machine.

## Understair Storage

**8'10" x 3'6" (2.7 x 1.09)**

A practical under stairs cupboard is used as a pantry and storage space, with shelving and floor space for dry foods, household gadgets and outdoor clothing.

## Landing

**13'9" x 5'8" (4.21 x 1.74)**

The carpeted landing connects the two bedrooms with the bathroom, and features a double panel radiator, ceiling light and decorative cast iron balustrades for the wooden handrail.

## Bathroom

**8'4" x 7'10" (2.55 x 2.4)**

The main bathroom sits at the top of the stairs and features a low flush toilet, pedestal sink and bath with overhead shower. A frosted double glazed window provides light from the rear of the house, with a double panel radiator above the laminate floor for warmth. The boiler is mounted on the wall in the corner of the room.

## Bedroom 1

**13'10" x 12'2" (4.23 x 3.72)**

Situated at the front of the property is the large main bedroom. A double glazed window with secondary glazing looks out across the front garden to the River Lune, a beautifully framed outlook to wake up to each morning. The room features laminate flooring with ample space for a double bed, bedside tables and storage solutions. An open period fireplace sits against one wall with a double panel radiator on the opposite wall, and a central ceiling light above completing the sizeable sleeping space.

## Bedroom 2

**13'10" x 9'5" (4.23 x 2.89)**

A well-proportioned double bedroom sits at the side of the property with a double glazed window with secondary glazing on the rear aspect providing natural light. It features an open period fireplace and a double panel radiator, mounted above the laminate floor. There is space for a double bed and storage, but would equally make a fantastic home office, nursery or hobby room depending on your needs.

## Storage Cupboard

**3'1" x 2'3" (0.95 x 0.71)**

A valuable storage cupboard sits off the main landing beside the main bedroom. A great space for storing clothes, linen and household gadgets.

## Exterior

The paved front garden features mature bushes and shrubs providing privacy from the road. You can look out across the River Lune, perfect for a seating area to enjoy the warmer weather.

The rear garden features a storage shed, great for storing outdoor toys and gardening equipment, with a courtyard for a private seating area.

## Additional Information

Freehold. Council Tax Band A.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		83
69-80	C		
55-68	D	60	
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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