



FOR SALE
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55 South Road, Lancaster, LA1 4XJ

A stunning period property in a highly desirable city centre location with everything you need on your doorstep. The house has been reconfigured and partly renovated by the current owner, with finishing needed to create your breath-taking family home. The ideal blank canvas.

An impressive four bedroom Victorian townhouse, situated on South Road in Lancaster city centre, affording easy access to the range of shops, restaurants, bars and amenities. Excellent transport links provide access to the motorway, great for commuters, with the hospital and city centre businesses on your doorstep. Excellent nearby primary and secondary schools plus the universities are close by, creating the perfect hub for busy family life.

The property has plenty of space for entertaining friends and family, with two reception rooms, an open plan kitchen, a snug seating area and a WC on the ground floor. The first floor boasts the stunning family bathroom and two double bedrooms, with two further bedrooms and ensuite on the second floor. The cellar beneath the property has been tanked and converted providing an additional room that you can tailor to your needs, whether as a home office, cinema room or snug. The landscaped rear garden has ample space for seating and socialising, with large bi-fold doors from the ground floor allowing the space to be opened up in the warmer months. No chain.



Location

Situated near to Lancaster City Centre, this property provides easy access to the range of shops, restaurants and amenities, so you have everything you need on your doorstep. For those travelling for work the A6 provides access to the hospital, universities and the motorway, making it a great hub for commuters. Excellent nearby primary and secondary schools, many within walking distance, make it great for families, with nearby green spaces ideal for children and pets.

Hallway

10'11" x 3'1" (3.35 x 0.94)

The hallway provides a grand entrance to this period property. A small entrance porch greets you on entry, with a tiled floor and half panelled walls. An internal glass paned door leads through to the main hallway, with a period stained glass internal window above. The wall panelling continues into the hallway, with herringbone oak parquet flooring and a decorative archway above.

Reception 1

11'6" x 11'5" (3.53 x 3.5)

Located at the front of the property is a well-proportioned reception room, featuring a large bay window with double glazed sash windows and bespoke fitted blinds. An inset gas fireplace sits on one wall, with arched alcoves either side with wall lights. On the opposite wall a double panel radiator adds a level of comfort, with a central ceiling light above. Period coving and classical design make this a welcoming space for socialising and relaxing, which can be shut off from the rest of the downstairs with a glass paned wooden internal door.

Reception 2

11'10" x 11'5" (3.62 x 3.48)

At the centre of the home is a large reception room, the focal point being an impressive stone fireplace housing a woodburner. Alcoves either side provide space for shelving or display units. A blend of period features and modern touches make the space the ideal spot for a dining room, with flagstone flooring, decorative plasterwork, a vertical radiator and spotlights.

Kitchen

18'2" x 14'3" (5.55 x 4.35)

The large kitchen spans the rear of the house, with work surfaces and cabinetry on four walls, providing plenty of storage and preparation space. With a stone tile floor and matching backsplash, it is a fittingly grand cooking area for this period home. Appliances include a five ring gas range with three ovens below, plus a double sunken sink with modern mixer tap, and under counter space and utility points for appliances. Two skylights above provide natural light, with spotlights for use in the evening.

Snug

14'3" x 6'1" (4.35 x 1.86)

The kitchen area flows into a secondary seating area to the back of the house with a large double panel radiator, perfect for use as a morning room or snug, with large bifold glass doors allowing the space to be opened up to the rear garden in the warmer months.

WC

6'6" x 3'10" (1.99 x 1.17)

A useful WC sits off the central reception room, featuring a low flush toilet, floating sink and heated towel rail. Black tiling on the floor and up half of the walls, plus spotlights in the ceiling, give it a modern yet timeless feel.

Cellar

12'5" x 9'8" (3.79 x 2.97)

A converted and tanked cellar sits beneath the property, with spotlighting and newly decorated walls. A small double glazed window provides light from the front of the property. There is a double panel radiator on the wall plus plenty of sockets making this a versatile space for a home office, studio, cinema room or snug room depending on your needs.

First Floor Landing

11'11" x 5'5" (3.64 x 1.66)

A carpeted landing connects the first floor bedrooms with the bathroom.

Bathroom

11'2" x 6'5" (3.42 x 1.97)

The family bathroom sits at the top of the stairs on the first floor of the property. With a tiled floor, half tiled walls and a beautiful vaulted ceiling, the room feels spacious and relaxing. The suite includes a bathtub with overhead shower, low flush toilet and a sink unit with storage below. Dual aspect double glazed sash windows provide natural light, with four directional wall lights for the evening and a double panel radiator for warmth.

Bedroom 2

11'6" x 11'6" (3.52 x 3.51)

A well-proportioned double bedroom sits at the front of the property on the first floor. With a carpeted floor, double panel radiator and double glazed sash window providing light from the front aspect. Large sliding door wardrobes span one wall and offer an abundance of storage, with ample space in the rest of the room for a double bed and units.

Bedroom 3

12'0" x 8'0" (3.66 x 2.45)

A double bedroom sits at the back of the house, with plenty of space for a double bed and bedside units. A double glazed sash window looks out to the rear garden, with a double panel radiator below. A picture rail runs around the perimeter of the room with a central ceiling light completing the comfortable sleeping space.

Top Floor Landing

11'11" x 5'4" (3.65 x 1.65)

A carpeted landing connects the top two bedrooms and features a large airing cupboard above the stairwell for clothes and linen. A small double glazed sash window provides light from the rear aspect. A hatch above the landing provides access to the attic space.

Bedroom 1

11'9" x 11'5" (3.59 x 3.50)

Situated on the top floor is the main bedroom with dedicated ensuite. With a double glazed sash window on the front aspect, two double panel radiators and ample space on the carpeted floor for a double bed and units, this would make a brilliant master bedroom. There's plenty of storage with built in sliding wardrobes that span one wall. The ensuite is accessed by a door to the rear of the room.

Ensuite

7'1" x 4'4" (2.18 x 1.33)

A well-presented ensuite sits off the main bedroom featuring a double shower, low flush toilet, wall mounted sink and heated towel rail. The room has a neutral tiled floor and walls, with spotlighting in the ceiling. An alcove cupboard sits above the sink area, useful for storing toiletries, with a cupboard below providing access to the utilities.

Bedroom 4

8'3" x 8'2" (2.52 x 2.49)

A single bedroom sits at the rear of the property with a double glazed sash window overlooking the back garden. A versatile room whether used as a bedroom, home office or hobby room, it features a double panel radiator set above the carpeted floor. A small cupboard provides access to the utilities for the main bedroom ensuite.

Garden

An inviting rear garden featuring a paved patio leading down to a small circular artificial lawn and a lower paved seating area. A safe and secure space for children and pets, enclosed with natural stone walls and bordered with raised planting beds featuring mature trees and planting. The rear of the garden features a solid built outhouse with a double glazed window providing light, a great spot for storage of garden tools and outdoor equipment.

Additional Information

Freehold. Council tax band C. No onward chain.







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

75

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EU Directive 2002/91/EC

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