



16 Sibsey Street, Lancaster, Lancashire, LA1 5DF

A well presented two bedroom terraced property in the Fairfield area of Lancaster. Within walking distance of Lancaster train station and the city centre, this is the perfect base for professionals and commuters. Nearby green spaces including Fairfield Park and the Millennium Orchard are good for those with children and pets, plus it's a short walk to the historic canal, with it's pubs and beauty spots.

The property has been beautifully designed throughout with period touches and modern finishes, complementing the age of the house. A welcoming living room greets you as you enter the house, with a multi fuel wood burner, the perfect place for socialising or relaxing. Engineered wood flooring leads through to the renovated kitchen diner, cleverly designed to fit the space with all integrated appliances and a contemporary, high end look. Upstairs, two double bedrooms are serviced by the modern bathroom suite, with an attic space above. A low maintenance rear garden provides a safe and secure space for children and pets, with plenty of space for summer entertaining.

This property has been loving renovated by the current owners to create a stylish yet comfortable home that is just waiting for you to add your mark!



Living Room

13'10" x 12'8" (4.24 x 3.87)

A well-presented living room sits at the front of the property with a period style external composite door from the front garden. A double glazed window sits beside and provides light from the front aspect, with a central pendant ceiling light for in the evenings. A wood burner forms the focal point of the room, set on a black stone hearth with a contemporary tiled fireplace. There is plenty of space with two sofas, drawers, display unit and a footstool, so lots of room to socialise and relax. Engineered oak flooring gives a warm feel and ties the space to the kitchen diner behind. The room has been decorated to highlight the period features whilst still feeling stylish and new.

Kitchen Diner

14'1" x 14'0" (4.31 x 4.28)

A beautifully designed kitchen diner sits at the back of the house, forming the hub of the home. Appliances include a Neff four ring induction hob, integrated Neff oven and a Neff extractor fan. At the centre of the space a kitchen island houses an inset sink with cupboards below. There is no shortage of storage with built in cabinetry along one wall and continued into the alcove beneath the stairs, helping to keep the minimal modern feel of the space. There is space beside the central island for a full size dining table with three pendant lights above, great for gathering friends and family. French doors lead out to the paved rear garden and allow the space to be opened up in the warmer months. Two white vertical radiators sit either side of the French doors, above the engineered oak flooring that ties the downstairs living spaces together.

Laundry Room

6'8" x 3'0" (2.04 x 0.92)

A useful laundry room sits off the kitchen with a ceramic tiled floor, wall mounted shelves and a laminate terrazzo work surface at the far end. A heated towel rail is mounted to the wall, with a double glazed window on the side aspect providing natural light. A valuable space for busy families, keeping the rest of the home clear and clutter free.

Utility Cupboard

2'7" x 2'0" (0.79 x 0.63)

A practical utility cupboard accessed from the kitchen provides space for a washing machine with a work surface above. Housing the Ideal boiler, with shelving beside for cleaning supplies and tools, and a double glazed window on the side aspect providing light. A useful space that keeps mess and appliance noise to a minimum in the rest of the home.

Landing

5'8" x 5'0" (1.73 x 1.53)

A carpeted landing connects the bedrooms to the bathroom, with a stained glass access hatch to the attic space above. A central ceiling makes it a bright space, with white painted walls and natural wood bannister up the stairs.

Bathroom

8'1" x 5'0" (2.47 x 1.53)

An impressive bathroom sits off the landing, with a frosted double glazed window on the rear aspect and spotlights above. The modern suite includes a side filling bath with overhead shower, floating low flush toilet, floating sink unit with storage below and a stylish heated towel rail. Tiled from floor to ceiling, with an inset shelf above the sink, the bathroom has a luxurious feel with great attention to detail.

Bedroom 1

13'7" x 12'4" (4.16 x 3.78)

A large double bedroom spans the front of the property with a double glazed window providing natural light. A modern cast iron radiator sits beneath the window above the plush carpeted floor. There is plenty of space for a king size bed, bedside tables, drawer unit and armchair with space to spare. Additional storage is provided by a built in bookshelf in the alcove above the stairwell. The room has contemporary styling whilst honouring the age of the house, with a two tone colour scheme completing the picture rail that runs around the perimeter.

Bedroom 2

10'8" x 8'9" (3.26 x 2.67)

A well-proportioned double bedroom sits at the back of the property with a double glazed window overlooking the rear

garden and a modern white radiator below. Neutral styling with white painted walls, grey carpet and grey woodwork creates a modern yet inviting sleeping space. There is ample room for a double bed, an ottoman, and a cot, so the space can be configured to meet your needs. Valuable storage is provided by three built in cupboards above the stairwell, with a large wardrobe hanging space in the larger one and built in shelving in the others.

Attic

A boarded attic space sits above the property, accessed by a hatch over the landing with a ladder. The attic features a skylight for natural light and provides plenty of storage space.

Garden

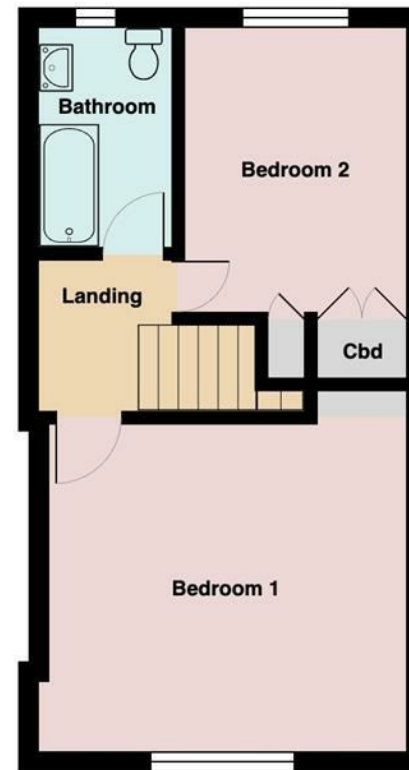
A nicely presented paved rear garden sits beyond the French doors from the kitchen. With ample space for seating it is a great space for hosting friends and family. Raised beds to one side provide greenery, with stone walls around the permitted making it a safe and secure space for children and pets. A rear gate provides access to the alley behind. A small reroofed outhouse provides storage space for toys and gardening equipment, plus it has a power supply so a useful additional utility space.

Additional Information

Freehold. Council tax band A. Parking permits available for £25 p/a.







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		EU Directive 2002/91/EC

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