



50 Park Road, Lancaster, LA1 3EN

A well-presented two bedroom terraced property in a popular central area of Lancaster. You have everything you need on your doorstep, with shops, restaurants and pubs at the end of the road, plus you are within walking distance of the city centre so can take advantage of the plethora of bars, shops and eateries Lancaster has to offer. For those with children and pets, nearby green spaces including the historic Williamson's Park are in easy reach.

The property is well-proportioned throughout, with two reception rooms and the kitchen on the ground floor. Each reception room has a fireplace as the focal point, allowing you to configure the rooms to your needs. French doors from the central reception room lead out to the courtyard at the rear, allowing the space to be opened up in the warmer months. Upstairs two good sized double bedrooms form comfortable sleeping spaces, with one having a dedicated ensuite WC and the main bedroom providing access to the main bathroom at the rear. There's no shortage of storage space with an attic above and a large dry cellar below, so you can hide away clutter and store larger items out of the way of the main living spaces.

A fantastic property for first time buyers, young professionals or as a buy to let opportunity, the house is move in ready, conveniently located and just waiting for you to create your new home!



Reception 1 **13'1" x 12'10" (3.99 x 3.93)**

Situated at the front of the property is a well-proportioned reception room with a period fireplace and alcoves either side, useful for storage. A double glazed window on the front aspect looks out to the street, with an external wooden door beside. Currently used as a dining room, it would make an equally good sitting room, with a double panel radiator in the wall beside the stairs and a central pendant light.

Reception 2 **13'1" x 10'8" (3.99 x 3.27)**

A glass paned door leads through from the front reception room to the central living space, with laminate flooring tying the two spaces together. A large stone fireplace houses a multi fuel burner and forms the focal point of the room, with space surrounding it for seating and display units. French doors at the rear of the room lead out to the yard and allow the space to be opened up in the warmer months, ideal for entertaining. A double panel radiator sits against the wall by the opening to the kitchen space, with a central ceiling light, creating a warm and comfortable space to relax and socialise.

Kitchen **10'2" x 6'5" (3.10 x 1.96)**

The kitchen sits off the central reception room through an open archway. With cabinetry on three sides and over counter cabinetry along one wall there's plenty of storage space to keep the food preparation area clear and clutter free. A four ring gas hob and double oven sits at the centre of the counter with an extractor fan above. There is under counter space for a washing machine, plus space at the end of the counter for a freestanding fridge freezer. A double glazed window on the rear aspect provides natural light with the 1.5 sink and drainer below, taking in views of the rear yard. The Ideal boiler for the property is situated in the corner of the kitchen.

Cellar **12'0" x 12'0" (3.68 x 3.68)**

A dry cellar space sits below the property with solid stone steps leading down from the central reception room. A great space for storing larger items and for use as a workshop, the ceiling is head height so also provides a potential conversion project if required.

Landing

A carpeted staircase leads to the upstairs and connects the two bedrooms with attic access above.

Bedroom 1 **12'4" x 10'8" (3.77 x 3.27)**

A good sized double bedroom sits at the rear of the house, with a double glazed window and wall mounted double panel radiator on the exterior wall. There is ample space on the carpeted floor for a double bed, bedside tables and drawer units, with an abundance of storage space provided by built-in wardrobes with mirrored sliding doors. A warm and welcoming sleeping space with room to configure to your furniture and setup.

Bathroom **9'10" x 6'7" (3.00 x 2.01)**

A well-proportioned four piece bathroom sits off the main bedroom at the rear of the property, with a frosted double glazed window providing natural light. The suite includes a white bathtub with shower head attachment, corner shower enclosure, low flush toilet and a large white pedestal sink, with neutral tiled backsplashes. A double panel radiator is located beside the door with towel rails above, and a wall mounted mirrored cupboard sits over the sink. A wood effect vinyl floor adds warmth to the room with a ceiling light above for use in the evenings.

Bedroom 2 **12'4" x 9'3" (3.77 x 2.83)**

A double bedroom at the front of the house, benefits from a double glazed window on the front aspect which fills the room with natural light. Currently used as a home office and spare room housing a desk, spare bed and storage solutions. The room has been decorated with statement wallpaper on two walls, with a wall-mounted double radiator, and a central ceiling light illuminating the room in the evening. The en-suite bathroom is accessed through an internal door beside the sleeping space.

En-suite **6'2" x 3'1" (1.88 x 0.94)**

The second bedroom benefits from a dedicated en-suite bathroom, with a low flush toilet, sink with storage modern

decoration. With laminate flooring and half panelled walls, it is a great addition to a spare bedroom or home office setup.

Attic

Garden

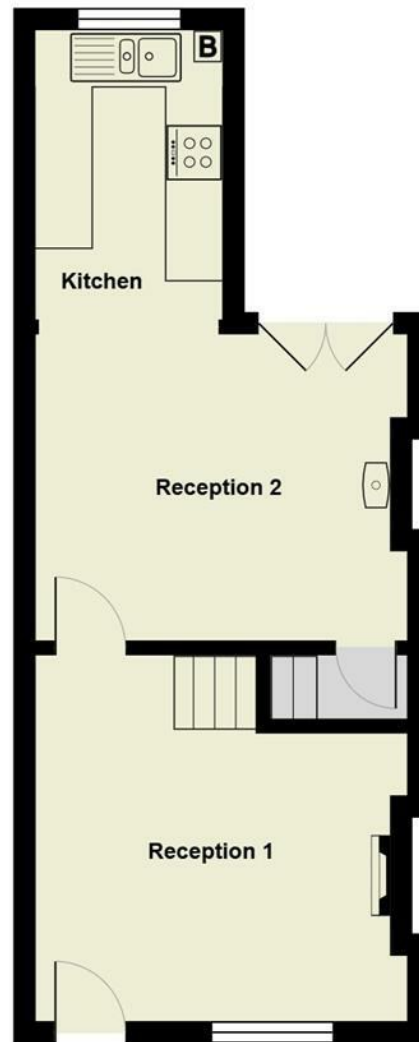
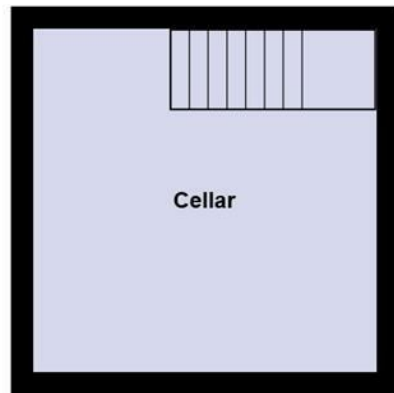
A small courtyard sits behind the property, with access from the French doors of the reception room or through a rear access gate to the alley behind. The garden feels bright and open due to the distance away from neighbouring properties.

Additional Information

Freehold. Council tax band A. Pre-1900 construction.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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