





### 3 Sidney Terrace, Lancaster, LA1 1QY

A fantastic three bedroom terraced property at the end of a quiet street in central Lancaster. Within walking distance of the bustling city centre, with its plethora of shops, bars and entertainment venues, you won't be short of things to do. For those travelling further afield, you have easy access to Caton Road leading to the M6 motorway plus the Bay Gateway to surrounding towns and villages, so great for commuting.

The period property, spread over four floors, offers a spacious reception room as you enter, with space for seating and dining, providing a multi-functional space to host family and friends, or to relax in after a long day enjoying the sights of the city. The lower ground level houses the functional kitchen with space for a breakfast table and access to the rear garden, plus a large dry utility cellar room, to keep noise and clutter out of the main living areas. On the first floor a double bedroom sits beside the large family bathroom, with built in over stair cupboards offering storage space in both. The top floor boasts two large double rooms with windows offering skyline views over the city. A well-proportioned courtyard garden, with no neighbours behind offers the ideal private spot to enjoy the warmer weather, with a practical outhouse and working toilet. The property features one parking space to the front on the cobblestone cul-de-sac adding to the convenience of its offering.

The property has been previously rented, and would make a great buy to let opportunity, or a fantastic home for young professionals and small families in a convenient location by the city centre. It is just waiting for you to add your mark and make this substantial property your new home!



## Ground Floor

### Reception Room

**24'9" x 11'8" (7.55 x 3.57)**

The expansive reception room greets you as you enter the property, with dual aspect double glazed windows and a glass paned front door making it feel bright and airy. Two double panel radiators provide warmth and make this a fantastic room for hosting fitness and family, with an incredible amount of room so you can choose your setup. Alcoves beside the two chimney breasts provide additional space for built in units or shelving. The room is divided in two by the staircase leading to the first floor and lower ground levels.

## Lower Ground Floor

### Kitchen

**12'2" x 11'6" (3.73 x 3.51)**

As you descend into the kitchen space on the lower ground floor you will see a beautiful exposed stone wall down the carpeted staircase reflecting the age of the property. The kitchen features a four ring gas hob, integrated oven plus a sink and drainer beneath the double glazed window out to the rear garden. With units above and below the counter top there's plenty of space for food storage, with space at the end of the counter for a freestanding fridge freezer. There is space on the vinyl tile effect floor for a small dining table, with a single panel radiator running along the wall beside the external door to the courtyard garden.

### Utility Room

**11'6" x 10'7" (3.51 x 3.23)**

A cellar room off the kitchen is utilised as a utility space, with appliances and shelving, helping you keep the rest of the home clear and clutter free. A large dry room, it can be tailored to your needs. The consumer unit for the property is mounted in the corner, with an electric light above completing the versatile space.

## First Floor

### Bathroom

**11'9" x 9'6" (3.60 x 2.91)**

The spacious bathroom services the home, with a wood effect vinyl floor and a large frosted glass window on the rear

aspect providing lots of natural daylight. The suite includes a bath with overhead shower, low flush toilet and a pedestal sink, all in good condition. A double panel radiator sits by the door with an ailer mounted to the ceiling on a pulley system perfect for drying clothes and linen. A deep shelved storage cupboard is built into the void above the stairs offering space for toiletries and cleaning supplies. The Vaillant boiler for the property is housed in the corner of the large bathroom for easy access.

### Bedroom 1

**11'8" x 8'8" (3.58 x 2.65)**

A carpeted double bedroom featuring a built in alcove with hanging and shelf space providing plenty of storage. A double glazed UPVC window on the front aspect fills the space with light, with a double panel radiator below to create a warm and bright sleeping space. An alcove by the window houses a freestanding wardrobe for additional storage.

## Second Floor

### Bedroom 2

**12'5" x 11'10" (3.80 x 3.61)**

A well-proportioned double bedroom with a doorway off the top floor landing and a carpeted floor with plenty of room for a double bed, bedside units, wardrobes and storage solutions. A single glazed wood framed window on the rear aspect provides views of the nearby canal and cathedral with a double panel radiator situated below. An alcove beside the original chimney breast has a built in shelf with space for a storage unit below. There's plenty of room to configure the space to meet your needs.

### Bedroom 3

**11'10" x 8'6" (3.61 x 2.61)**

A carpeted double bedroom at the top of the house is accessed by a sliding internal door with a single glazed window in the front aspect offering views across the rooftops of Lancaster. A double panel radiator sits below with ample room for a double bed and storage units to create a comfortable bedroom. A large built in cupboard would make a fantastic wardrobe to keep clothes and belongings out of the way, with a small attic access hatch above.

## Exterior

## Rear Yard

The good sized rear garden features a large concrete courtyard, perfect for enjoying the sun and hosting summer BBQs with friends and family. Surrounded by solid stone walls, with a secure gate to the rear, it's a safe space for children and pets to enjoy too, with no direct neighbours behind adding to the private feel. A lockable outhouse with a working toilet sits by the property and offers space for outdoor toys and garden equipment as well as a useful restroom for long days in the garden.

## Additional Information

Freehold. Council Tax Band A. Sold with no onward chain. Parking space to front.

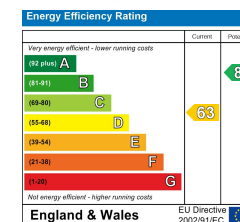
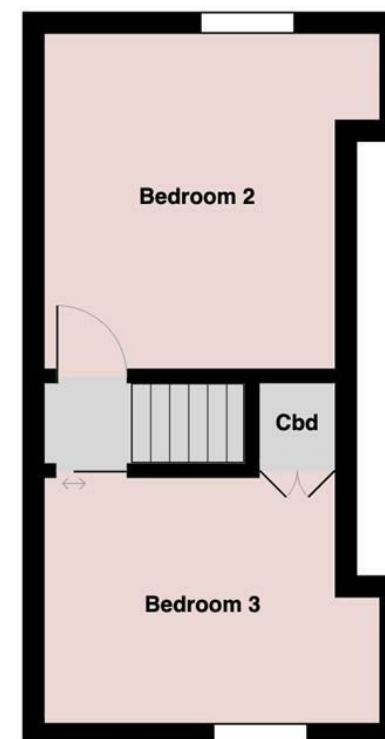
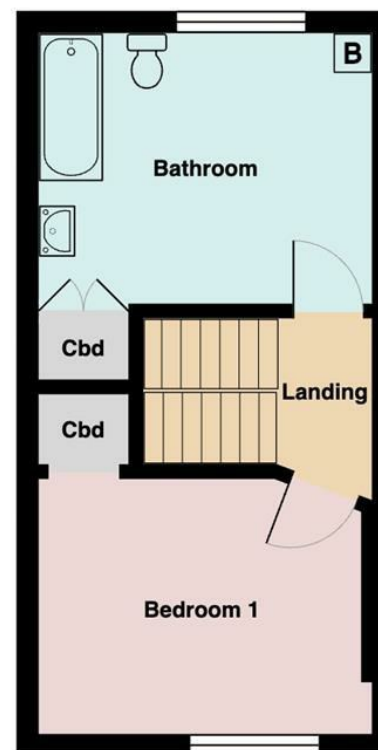
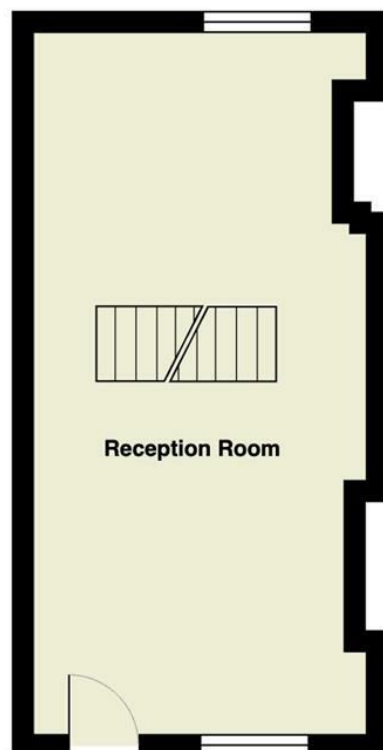
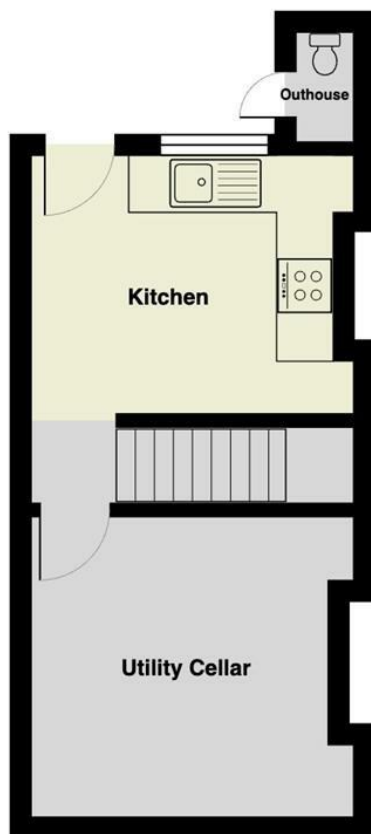












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