



50 Blades Street, Lancaster, LA1  
1TS

50, Blades Street, Lancaster

## The property at a glance 4 1 1

- No Onward Chain
- Close to Railway Station & City Centre
- Ample Period Features
- Four Large Double Bedrooms
- Two Large Cellar Rooms
- Gas Central Heating
- 1,840 Square Ft
- Freehold
- Council Tax Band: C
- EPC Rating: D

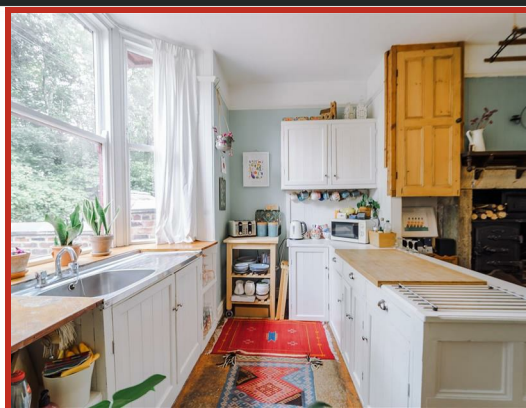
**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
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**£270,000**



# Get to know the property



A SPACIOUS FOUR BEDROOM FAMILY HOME SET OVER FOUR FLOORS IN THE HEART OF LANCASTER - 1,840 SQUARE FEET - OFFERED WITH NO CHAIN

R&B are delighted to offer to the market this extensive four bedroom Victorian terrace. Set over four floors with the added advantage of a huge cellar, area comprised of two large separate rooms.

The accommodation briefly comprises: a separate lounge and bright, spacious kitchen/diner to the ground floor, two large double bedrooms and a family bathroom to the first floor and to the second floor there are a further two double bedrooms with ample storage space.

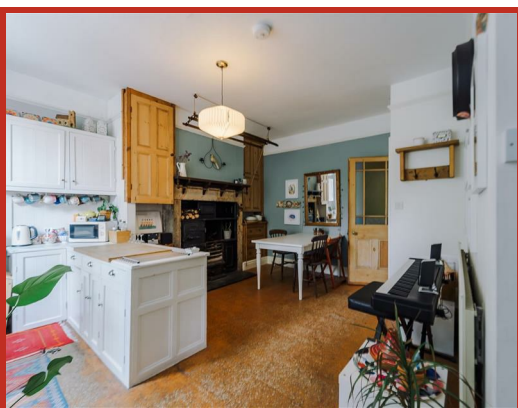
The large double cellar is dry with excellent head height and three windows, meaning this space could be converted easily into further living space or a separate annex with ample light.

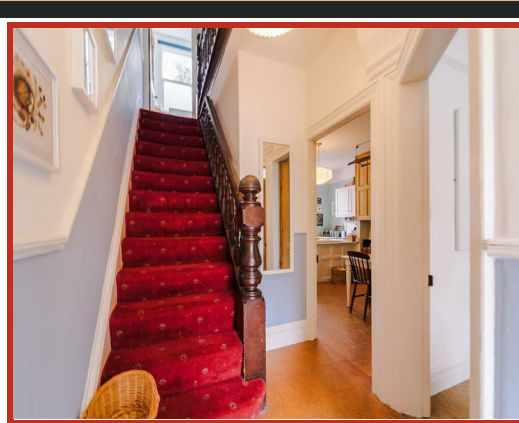
The property is full of beautiful original & period features from stained glass to fireplaces to picture rails and a cast iron, feature range in kitchen diner - these well maintained, period features ass to the feel of a lovely family home. It benefits from gas central heating, double glazing and very spacious accommodation and storage space.

Externally there is a good sized rear yard and on street parking to the front.

Blades Street is a fantastic friendly location for this beautiful, family home offering a 3 minute walk to the train station, easy access to Lancaster's city centre, the hospital and fantastic transport links to the university. It also benefits from easy walk distance to Lancaster's best schools including both Grammar schools.

This property would make a fantastic family home and viewings are advised to appreciate the size, homely feel of the property and potential to create further significant living space in the cellar.





## Ground Floor

### Vestibule

Hardwood entrance door, tiled flooring and hardwood door to hall.

### Hall

Central heating radiator, coving, corbels, tiled flooring, stairs to first floor and doors to reception room and dining kitchen.

### Reception Room

4.27m x 3.81m (14' x 12'6)

Hardwood double glazed bay window, central heating radiator, ceiling rose, coving, picture rail, radiant gas fire and TV point.

### Kitchen Dining Room

4.72m x 3.94m (15'6 x 12'11)

Hardwood double glazed bay window, central heating radiator, Victorian style feature fireplace, wood wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for cooker, storage, laminate flooring, doors to utility room and door to stairs leading to cellar.

### Utility Room

2.06m x 1.70m (6'9 x 5'7)

Hardwood double glazed window, plumbed for washing machine, space for fridge freezer and hardwood door to rear.

## Lower Ground Floor

### Cellar Room One

4.90m x 4.85m (16'1 x 15'11)

### Cellar Room Two

3.10m x 3.10m (10'2 x 10'2)

Hardwood window.

## First Floor

### Landing

Central heating radiator, stairs to second floor and doors to two bedrooms and bathroom.

### Bedroom One

4.98m x 3.71m (16'4 x 12'2)

Two hardwood double glazed windows, central heating radiator, picture rail and feature fireplace.

### Bedroom Two

4.50m x 2.82m (14'9 x 9'3)

Hardwood double glazed window, central heating radiator, picture rail and feature fireplace.

### Bathroom

3.25m x 1.80m (10'8 x 5'11)

Two hardwood double glazed frosted windows, central heating radiator, chain flush WC, vanity topped wash basin, panelled bath with electric feed shower over, part tiled elevation and laminate flooring.

## Second Floor

### Landing

Hardwood Velux window, loft access and doors to two bedrooms and ample storage space under the eaves.

### Bedroom Three

4.62m x 4.17m (15'2 x 13'8)

Hardwood Velux window, central heating radiator, feature fireplace and storage cupboard.

### Bedroom Four

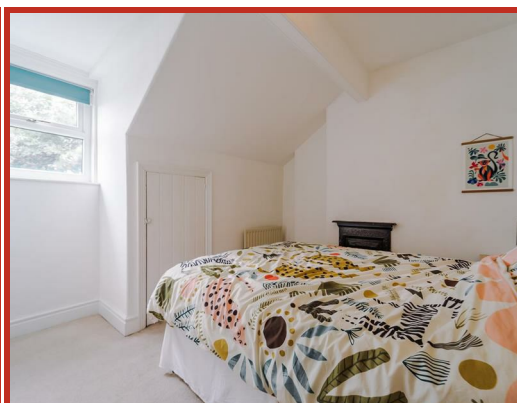
2.84m x 2.64m (9'4 x 8'8)

UPVC double glazed window, central heating radiator, feature fireplace and storage cupboard.

## External

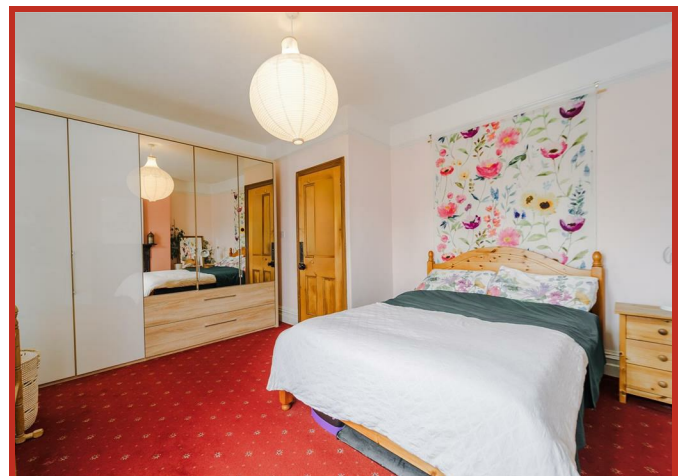
### Rear

Enclosed yard.

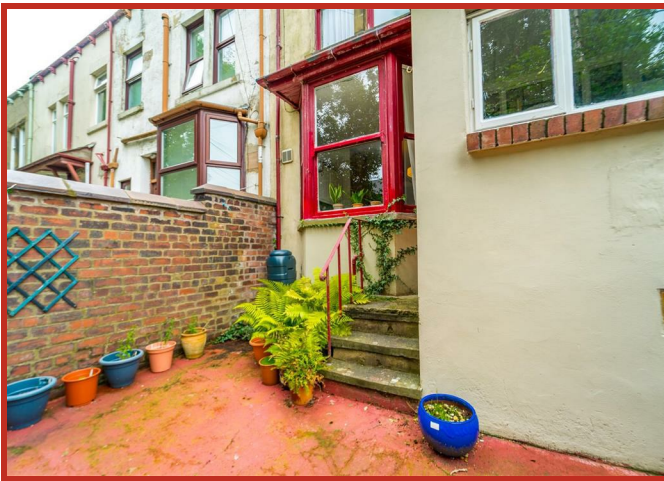




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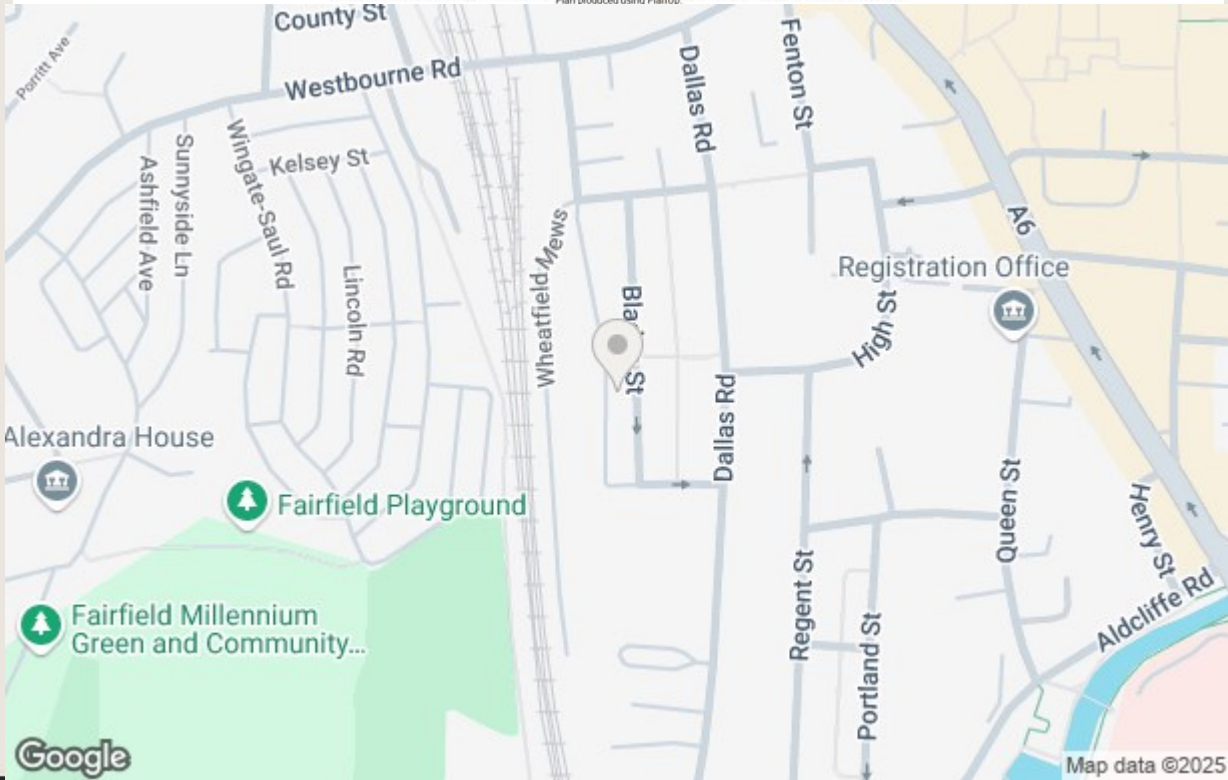
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	