



18 Derwent Road,
Lancaster, LA1 3ES

18, Derwent Road, Lancaster

The property at a glance

4  2  3 

- Detached Property
- Four Bedrooms + Attic Room
- Two Reception Rooms
- Kitchen Diner, Utility & Ground Floor WC
- Utility/ Garage
- Family Bathroom
- En-Suite Wet Room
- Tenure: Freehold
- Property Band: C
- EPC: D



Get in touch today

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£465,000

Get to know the property



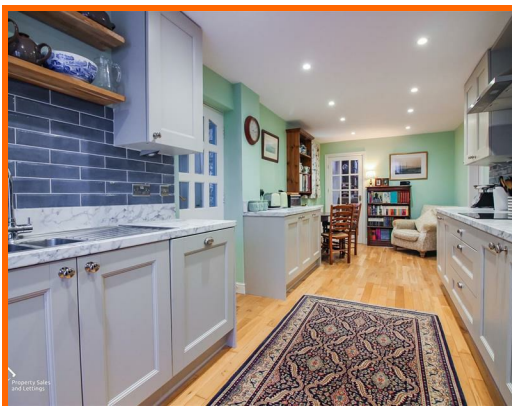
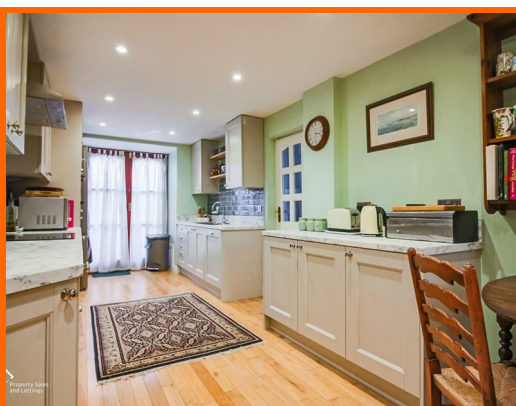
Nestled on the charming Derwent Road in Lancaster, this impressive four-bedroom detached house offers a perfect blend of space and comfort. Spanning an expansive 2,067 square feet, this property is ideal for families seeking a welcoming home having had significant improvements made by the current owners.

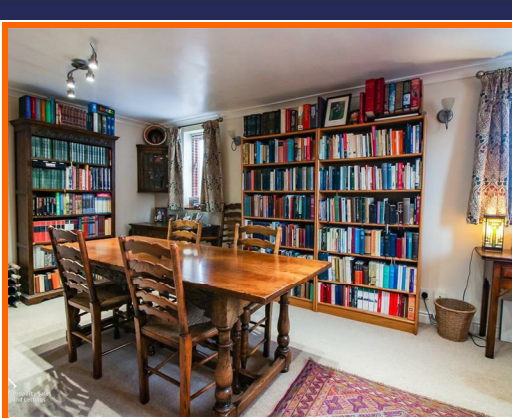
Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen diner, which is perfect for family meals and gatherings. The property also features a family bathroom and a convenient wet room, catering to the needs of a busy household.

The accommodation includes four generously sized bedrooms, ensuring that everyone has their own private space. Additionally, the property boasts a utility area located in the garage, enhancing practicality and storage options. An attic room offers further versatility, whether it be used as a study, playroom, or additional storage.

Outside, the property benefits from a driveway that provides parking for two vehicles, a valuable asset in this desirable area. The surrounding neighbourhood is known for its friendly community and convenient access to local amenities, schools, and transport links.

This delightful home on Derwent Road is a rare find, combining spacious living with modern conveniences. It presents an excellent opportunity for those looking to settle in a vibrant part of Lancaster. Do not miss the chance to make this wonderful property your own.





Porch

UPVC double glazed door to porch. Gas central heating radiator. tiled floor. Arch to Hallway.

Hallway

Coving. Oak flooring. Gas central heating radiator. doors to kitchen and reception room. Door to utility and to first floor.

Reception Room

2 x Double glazed UPVC windows. 3 x Gas central heating radiators. Gas fire with wooden mantle, stone surround and hearth. Oak flooring. Coved ceiling.

Kitchen

UOVC double glazed window. Gas central heating radiator. Marble effect laminate worktops. Wall and base units. 1.5 Stainless steel sink with mixer tap and draining board, double oven, 4 ring induction hob, integrated dishwasher, space for fridge freezer, oak flooring, double glazed wooden French doors to side, door to reception 2, door to cloakroom.

Cloakroom

UPVC double glazed frosted window. Gas central heating radiator. Tiled floor. Door to WC. UPVC door to side.

WC

UPVC double glazed frosted window. Gas central heating radiator. Pedestal wash basin. Traditional taps. Low level WC.

Reception Room

3 x UPVC double glazed window. Gas central heating radiator. Coving.

Utility/ Garage

UPVC double glazed window. 2 x Gas central heating radiator. Plumbed for washing machine. Laminate worktops. Gloss base units. Worcester combi boiler. Tiled floor. Strip lights. UPVC double glazed door to side. UPVC double glazed French doors to front driveway.

Landing

Coving. Gas central heating radiator/ Fire alarm. Doors to bathroom and bedrooms 1-4.

Bedroom 1

2 x UPVC double glazed windows. Gas central heating. Built-in wardrobes. Door to en-suite.

En-Suite

2 x UPVC double glazed windows. Towel rail radiator. Pedestal wash basin with traditional taps. Low level WC. Rain head direct feed shower with rinse head. Tiled walls. Tiled flooring.

Bedroom 2

Coving. UPVC double glazed window. Gas central heating radiator. Stairs to attic room.

Bedroom 3

Coving. UPVC double glazed window. Gas central heating radiator.

Bedroom 4

Coving. UPVC double glazed window. Gas central heating radiator.

Bathroom

UPVC double glazed window. Spotlights. Direct feed rain head shower with rinse head. Low level WC. Pedestal wash basin with traditional taps. Double bath with mixer tap and rinse head. Gas central heating towel rail. Partially tiled elevation. Tiled flooring.

Attic Room

2 x UPVC double glazed velux windows. 2 x Gas central heating radiators. Eaves storage.

Front

Tarmac driveway. Laid lawn. Paved stairs to front door and side.

Rear

Laid lawn. Paved path and seating area.

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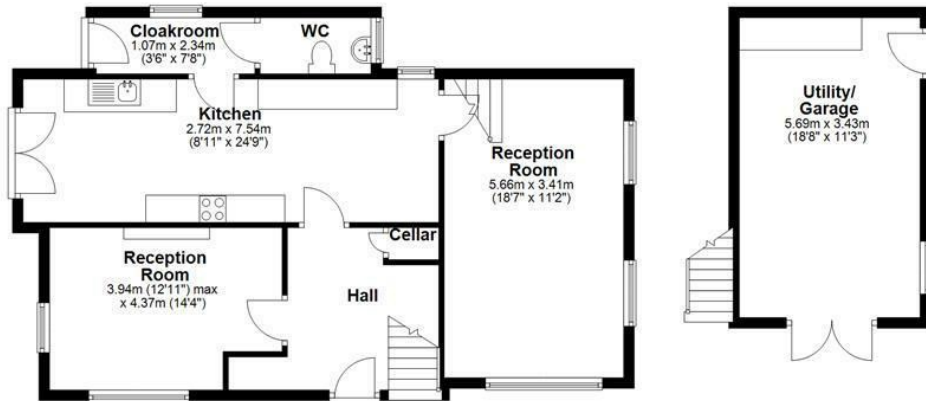
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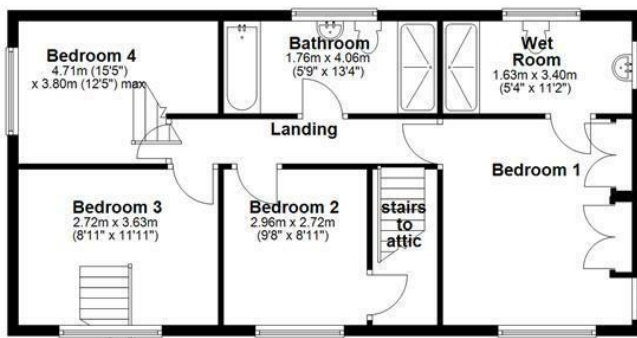
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Take a nosey round

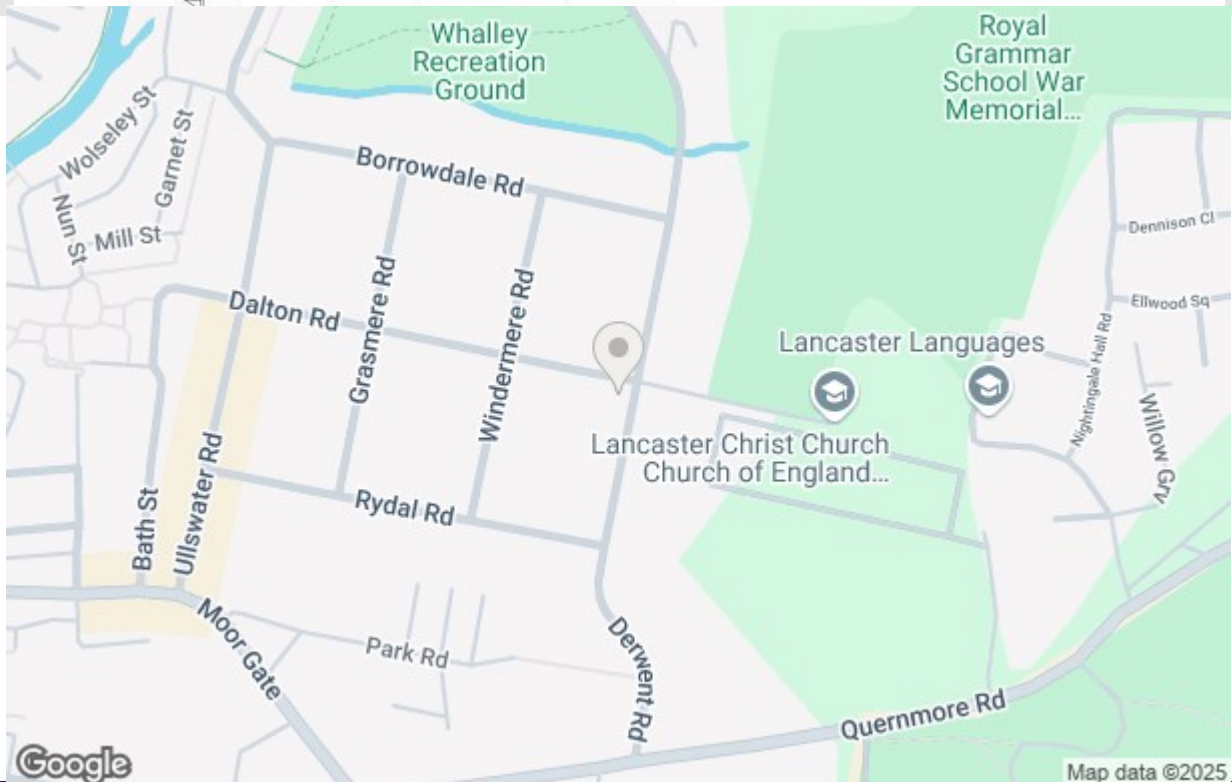
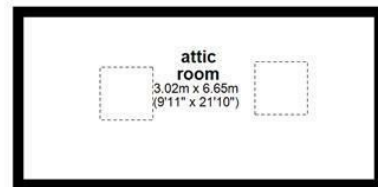
Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
61	77
England & Wales	
EU Directive 2002/91/EC	