



7 Regent Street, Lancaster
£325,000

This spacious five bedroom, mid terraced property offers a fantastic opportunity for those looking to create a generous family home with plenty of original charm. With three reception rooms, high ceilings, and large windows throughout, the home retains much of its Victorian character, including a traditional bay-fronted façade and period proportions.

Located in the vibrant heart of Lancaster, yet located on a quiet street, the home offers easy access to the city's thriving cultural scene, independent shops, cafes, and restaurants, as well as an exceptional range of amenities. Highly regarded local schools are within walking distance, including Lancaster Boys' and Girls' Grammar Schools, Ripley St Thomas, and a number of excellent primary schools. Lancaster University and the University of Cumbria are easily accessible, and the Royal Lancaster Infirmary is also close by. Commuters will appreciate the proximity to Lancaster train station—offering direct services to London in approximately 2.5 hours—and excellent access to the M6 via Junctions 33 and 34.

The accommodation is set across four floors and includes sitting room, dining room, rear living room off the kitchen which provides ample storage and workspace, with an adjacent dining area ideal for everyday family use. There are four double bedrooms and a fifth bedroom/office, a bathroom with separate shower and a ground floor shower room, providing flexibility for growing families. There is a rear patio garden and parking is on street parking for residents only, and the location provides easy access to local amenities, schools, and transport links.

Whilst the property would benefit from some modernisation, it offers excellent scope for improvement and personalisation. This is a rare chance to acquire a large, characterful home in a sought-after area, offering the potential to renovate and add value over time.



HALLWAY 17' 11" x 6' 0" (5.46m x 1.83m)

SITTING ROOM 12' 4" x 11' 0" (3.76m x 3.36m)

DINING ROOM 12' 2" x 9' 11" (3.72m x 3.02m)

LIVING ROOM 15' 7" x 10' 2" (4.74m x 3.09m)

KITCHEN 15' 7" x 7' 9" (4.74m x 2.37m)

SHOWER ROOM 2' 10" x 6' 4" (0.86m x 1.94m)

FIRST FLOOR LANDING

BEDROOM 12' 3" x 10' 4" (3.74m x 3.16m)

BEDROOM 11' 0" x 8' 5" (3.36m x 2.56m)

BEDROOM/OFFICE 7' 9" x 8' 2" (2.35m x 2.49m)

BATHROOM 6' 8" x 8' 11" (2.04m x 2.71m)

CLOAKROOM

SECOND FLOOR LANDING

BEDROOM 9' 2" x 8' 2" (2.80m x 2.49m)

BEDROOM 12' 3" x 7' 11" (3.73m x 2.41m)

LOWER GROUND FLOOR

CELLAR

IDENTIFICATION CHECKS

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SERVICES Mains electric, gas, water and drainage.

EPC Rating D

Council Tax band: C

Tenure: Freehold





Approximate total area⁽¹⁾
 1312 ft²
 121.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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