



# 3 Carr House Lane

Lancaster, LA1 1SW

Guide Price £190,000

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## Lancaster

A rare opportunity to purchase this deceptively spacious townhouse in the heart of the City of Lancaster. This well-presented home offers three generously sized bedrooms, a bright and welcoming lounge, and a fitted galley kitchen. Additional features include a modern shower room and two separate W.C.s, providing excellent convenience for families or professional households. Externally, the property benefits from a private driveway and attached garage, offering valuable off-street parking.

### Accommodation

#### Entrance

Accessed via a UPVC double glazed door leading into:

#### Lounge

A spacious and inviting reception room featuring neutral décor, wood laminate flooring, and a gas fire with decorative surround, creating a warm and comfortable living space.

#### Kitchen

A well-equipped galley kitchen fitted with a range of wall, drawer, and base units complemented by laminate worktops and a stainless steel sink with drainer. The kitchen also benefits from a newly installed electric oven and hob, space for a freestanding fridge/freezer, and plumbing for an automatic washing machine.

#### Stairs & Landing

Accessed from the lounge, the stairs and landing have recently been redecorated and fitted with new carpeting. The landing includes a useful airing cupboard with shelving and houses the hot water cylinder.



### **Rear Bedroom**

A well-proportioned double bedroom featuring fitted wardrobes across one wall, newly fitted carpet, and a UPVC double glazed window overlooking the enclosed rear garden.

### **Separate W.C.**

A convenient standalone W.C. with vinyl flooring and a double glazed window.

### **Shower Room**

A stylish two-piece suite comprising a shower cubicle with electric shower and tiled surround, along with a wash basin. Fully tiled walls, fitted shelving, and additional cupboard storage complete the room.

### **Master Bedroom**

A particularly spacious double bedroom benefiting from a walk-in storage cupboard, newly fitted carpet, and a double glazed window providing plenty of natural light.

### **Bedroom Three**

A versatile room suitable as a small double bedroom, generous single bedroom, or ideal home office space. Features include newly fitted carpet and a useful walk-in storage cupboard.

### **Garage**

An attached garage with both internal access from the kitchen and external access via an up-and-over door from the driveway. The garage houses the utility meters and provides access to both the front and rear gardens. There is also an additional enclosed W.C. for extra convenience.

### **Outside**

To the front of the property is a private driveway providing off-street parking for one vehicle, leading to the attached garage. The low-maintenance courtyard garden includes attractive flower beds. To the rear is an enclosed flagged patio garden with planted borders and communal passage access for convenient garden waste collection.

### **Directions**

What3words://shall.penny.cabin



### **Broadband**

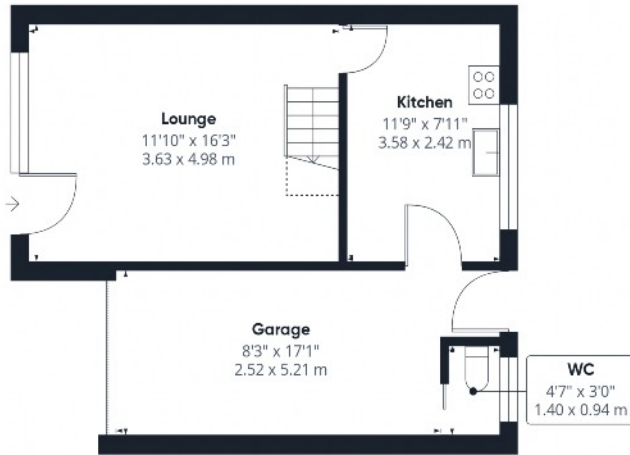
Ultrafast Available Up to 10000 mbps

### **Services**

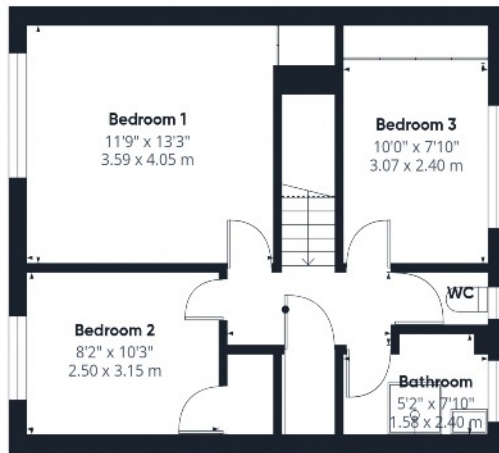
Mains Gas (Fire Only) Electric storage heating and mains water

### **Council Tax Band**

Lancaster City Council - Band B



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 915 ft<sup>2</sup>  
 84.9 m<sup>2</sup>

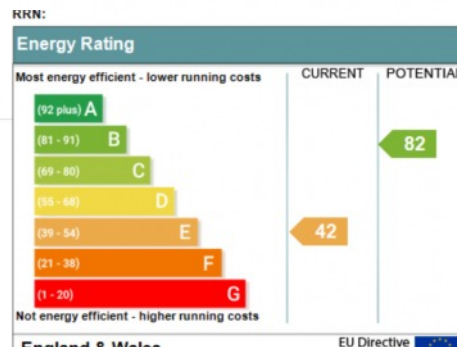
**Reduced headroom**  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(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.

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Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.