



**5 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents 

**7 Regent Street**  
**Lancaster**  
**LA1 1SG**



5



2



3



D

**Asking price £325,000**

Nestled in the heart of Lancaster, this charming terraced house on Regent Street offers a delightful blend of character and modern living. The property is ideally situated, providing easy access to local amenities, schools, and transport links, making it perfect for families and professionals alike.

As you step inside, you are greeted by a warm and inviting atmosphere. The spacious living area is bathed in natural light, creating a welcoming space for relaxation and entertaining. The well-appointed kitchen is designed for both functionality and style, providing ample storage and workspace for culinary enthusiasts.

The property boasts comfortable bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is tastefully designed, featuring modern fixtures and fittings that enhance the overall appeal of the home.

Outside, the terraced garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. The location on Regent Street is particularly advantageous, with a vibrant community and a variety of shops, cafes, and parks just a stone's throw away.

This terraced house on Regent Street is not just a home; it is a lifestyle choice, offering the perfect balance of convenience and comfort in one of Lancaster's most sought-after areas. Whether you are looking to buy or rent, this property is sure to impress with its charm and practicality. Do not miss the opportunity to make this delightful house your new home. No Upper Chain.

**Vestibule**

Entrance door with a single glazed window above. Door to -

**Hall**

Stairs leading to the first floor landing. Radiator.

**Lounge**

13'8" x 14'6" (Bay)

Double glazed uPVC Bay window to the front aspect. Gas fire with a wooden surround. Double radiator and decorative coving to the ceiling.

**Sitting Room**

11'4" (R) x 12'4"

Double glazed uPVC window to the rear aspect. Double radiator and a fitted storage cupboard.

**Dining Room**

15'5" (Max) x 10'3"

Double glazed uPVC window to the rear aspect. Double radiator. Door leading to-

**Cellar**

**Kitchen Diner**

16'1" x 7'9"

Fitted kitchen with a range of wall and base units incorporating: stainless steel sink unit, electric oven and grill, four gas hob and a stainless steel extractor fan. Space for a fridge freezer with an integrated dishwasher and washing machine. Two double glazed uPVC window to the side aspect. Double radiator.

**Inner Hall**

Double glazed uPVC door leading to the rear yard. Door to -

**Shower Room**

Three piece suite comprising: shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the side aspect.

**First Floor**

**First Floor Landing**

Stairs leading to the second floor landing. Double radiator and a storage cupboard.

**Bedroom Three**

8'4" x 11'2"

Double glazed uPVC window to the front aspect. Double radiator and decorative coving to the ceiling.

**Bedroom Two**

8'1" x 8'3"

Double glazed uPVC window to the front aspect. Radiator and decorative coving to the ceiling.

**Master Bedroom**

10'6" x 12'4"

Double glazed uPVC window to the rear. Double radiator.

**Bathroom**

Two piece suite comprising: shower cubicle, bath and a wash hand basin. Double glazed uPVC window to the rear. Radiator and a cupboard housing the boiler.



### **Separate WC**

Wash hand basin and a low level WC. Double glazed uPVC window to the side aspect.

### **Second Floor**

#### **Bedroom Five**

8'12" x 8'2"

Double glazed uPVC window to the rear. Double radiator.

#### **Bedroom Four**

8'1" x 12'4"

Double glazed uPVC window to the rear aspect. Double radiator.



### **Rear Yard**

Enclosed rear yard and gated access to the rear.

### **Additional Information**

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Regent Street Lancaster, LA1 1SG



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>56</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D**  
**Council Tax Band: C**

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

