HOUSECLUB
ESTATE AGENCY

14 Havelock Street, Lancaster, LA1 4AD

£170,000

IMPORTANT

Inside The Home

Entry is gained via a wooden double-glazed front door, opening into a spacious and welcoming lounge. The owners have thoughtfully removed the dividing wall between the original lounge and dining room, creating a generous open-plan living space with excellent versatility for both relaxing and entertaining. An electric fire provides an attractive focal point to the room. To the rear is the brand-new kitchen, a particularly appealing feature of the property. Recently installed and never used, the kitchen is fitted with stylish pastel-coloured units by Howdens, complemented by a brand-new oven and hob. This modern addition provides an excellent turn-key feature for the new owner, with no immediate kitchen expenditure required.

The first floor accommodates a well-proportioned double bedroom together with the family bathroom. The bathroom is fitted with a practical three-piece suite and is fully functional, although offers scope for modernisation and the opportunity for a new owner to add their own style.

The second floor provides two further good-sized double bedrooms, offering excellent flexibility for a growing family, home office, guest accommodation or professional sharers.

Overall, the property offers generous accommodation arranged over three floors, with well-proportioned rooms and significant potential to personalise and enhance over time.

Let's Take A Closer Look At The Area

Situated in the highly sought-after Bowerham area of Lancaster, this property enjoys a prime position within easy walking distance of local shops, everyday amenities and the well-regarded primary school. Perfectly suited to busy family life, the area offers a welcoming community feel while remaining conveniently close to the heart of the city. Lancaster city centre is just a pleasant stroll away, providing access to an excellent range of retail, dining and leisure facilities. For those commuting or travelling further afield, the property benefits from superb transport connections. Regular bus routes provide direct access to Lancaster University, while the nearby M6 motorway (Junctions 33 and 34) and the Bay Gateway offer swift links to the wider region, making this an ideal base for commuters, students and young professionals alike.

Let's Step Outside

To the front, the property benefits from on-street parking, available on a first-come, first-served basis. The rear is home to a beautifully presented and low-maintenance yard, thoughtfully designed for enjoying the outdoors. A raised decking area provides the perfect spot for outdoor seating, while artificial grass creates a pleasant, easy-to-maintain setting. A gate provides access to the rear alleyway, adding practicality to the space. Whether enjoying a morning coffee in the sunshine or simply stepping outside for some fresh air, this is a lovely private area that complements the home perfectly.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA626187

Council Tax Band

This home is Band A under Lancaster City Council.

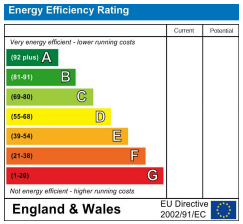
Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



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