



**R&B**  
ESTATE AGENTS

54 Slyne Road, Lancaster, LA1  
2HU

54, Slyne Road, Lancaster

## The property at a glance

- Spacious End Terraced Property
- Three Bedrooms + Loft Room
- Two Reception Rooms + Cellar
- Kitchen + Sun Room
- Grand Hallways
- Enclosed Rear Garden
- Sought After Location
- Tenure: Freehold
- Property Band: B
- EPC:

3 2 2

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01524 889000  
[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£275,000**

# Get to know the property



Situated on Slyne Road in the charming city of Lancaster, this spacious end-terraced house offers a delightful blend of character and modern living. With its original features throughout, the property exudes charm, making it a perfect family home or an ideal investment opportunity.

The house boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, a loft room adds versatility, allowing for use as a study, playroom, or guest accommodation. The two reception rooms are generously sized, creating inviting spaces for entertaining guests or enjoying quiet family evenings.

The two bathrooms ensure convenience for busy households, making morning routines a breeze. The desirable location on Slyne Road places you within easy reach of local amenities, schools, and transport links, enhancing the appeal of this lovely home.

This property is a true gem, combining spacious living with the charm of its original features, all set in a sought-after area of Lancaster. Do not miss the opportunity to make this enchanting house your new home.





## Entrance Hall

Single glazed window with shutter, wood door, central heating radiator, coving, dado rail, Victorian tiled floor, doors leading to reception room 1 & 2, kitchen & cellar. Stairs lead to first floor.

## Kitchen

Wood double glazed door, central heating towel rail, range of wall, drawer and base units, inset sink with traditional taps, range cooker, hob, plumbing for washing machine, vented for dryer, tile floor, door leading to sun room, space for fridge freezer.

## Reception Room

Wood double glazed bay window, main central heating radiator, coving, picture rail, open fire, tiled heart, original wood floor, door leading to hall.

## Reception Room

Wood double glazed window with lead, double doors leading to rear, coving, picture rail, open fire, tiled hearth, original wood floor leading to hall,

## Sunroom

Wood double glazed window, central heating radiator, tile floor, door leading to WC and rear.

## WC

Wood double glazed window, central heating radiator, dual flush WC, wall mounted sink, shower cubicle, vinyl floor.

## Landing

Loft access, doors leading to bedrooms, 1,2,3 and bathroom, spiral staircase to loft.

## Bedroom 1

2 x Wood double glazed windows, central heating radiator, coving, cast iron fireplace, door leading to landing.

## Bedroom 2

Wood double glazed window, central heating radiator, coving.

## Bedroom 3

UPVC double glazed door leading to Juliette balcony, central heating radiator, laminate floor.

## Bathroom

Wood double glazed window, 2 x central heating radiators, wall cladding, bidet, panelled bath with waterfall mixer tap, dual flush WC, sink mixer tap, tiled floor.

## Loft Room

Velux windows, spot lights, 4 x eaves access, spiral stairs.

## Cellar

Wood single glazed window, central heating radiator, 7 x spot lights, vinyl floor.

## Front Garden

Lawn and paving.

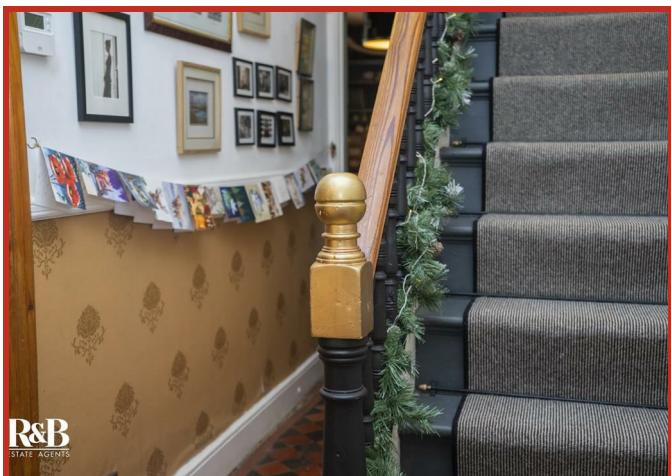
## Bedroom 1



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# Take a nosey round

**Ground Floor**

**Basement**

**First Floor**

**Second Floor**

**External**

**Map Labels:** Locka Ln, Beaumont St, Leyburn Rd, Wensley Dr, Tan Hill Dr, Mount Ave, Halton Rd, Edenvale Cres, Hathaway Rd, Vale Rd, Vale Rd, Oxford St, Barley Cop Ln, Fairhope Ave, Aldrens Ln, Bank Rd, Ruskin Rd, Clarendon Rd, Ashbourne Rd, Ashbourne Dr, Slyne Rd, Lamberts Rd, Google.

**Map Data ©2026**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		