



14, Argyle
Street, Lancaster, LA1 3DD

14, Argyle Street, , Lancaster

The property at a glance 2 1 2

- Impressive Mid Terraced Property
- Two Bedrooms Plus Loft Room
- Two Spacious Reception Rooms
- Modern Kitchen & Bathroom
- Decked Rear Garden
- Excellent Condition Throughout
- Sought After Location
- University, Williamson's Park & City Centre
- Tenure Freehold
- Council Tax Band: A EPC: D

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£170,000

Get to know the property



Nestled on Argyle Street in the charming city of Lancaster, this terrace house is a delightful blend of character and modern convenience. This stone-built period property is chain-free and immaculately presented, making it move-in ready for a variety of buyers, whether you are a first-time homeowner, a growing family, or an investor seeking a prime location.

As you step inside, you are greeted by original tiles in the vestibule and an elegant cornice in the hallway, showcasing the home's historical charm. The decor throughout is calm, neutral, and fresh, creating a welcoming atmosphere. The open-plan living and dining space is perfect for entertaining, while the main reception room features a decorative cast iron fireplace, adding a touch of warmth and character. The second reception room seamlessly leads to a modern integrated kitchen, ideal for culinary enthusiasts.

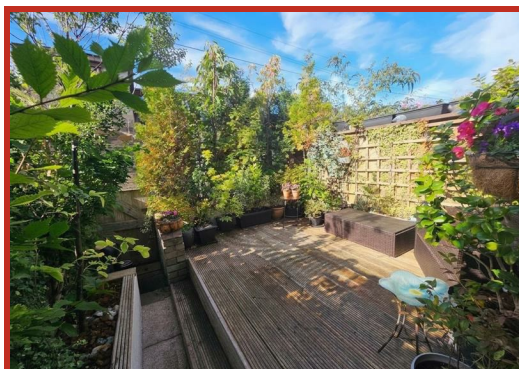
On the upper floor, you will find a well-appointed bathroom and two generously sized bedrooms, providing ample space for relaxation. Additionally, the versatile insulated loft space, complete with two Velux windows, offers stunning views across Lancaster and can be adapted to suit your needs, whether as a home office, playroom, or extra storage.

The private decked rear yard is a true gem, featuring mature planting and a sunny aspect, perfect for enjoying the outdoors. Recent upgrades include a new Italian slate roof and fascias installed in 2022, along with a Vaillant combination boiler and UPVC double glazing throughout, ensuring comfort and efficiency.

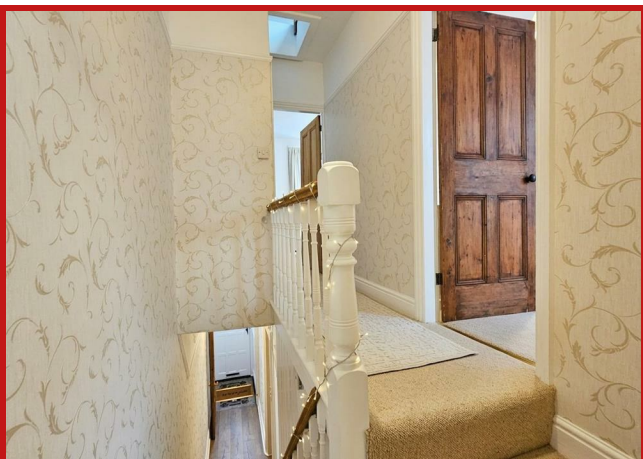
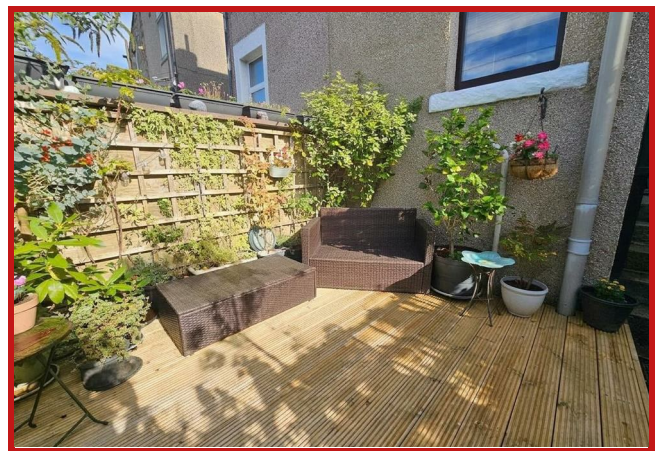
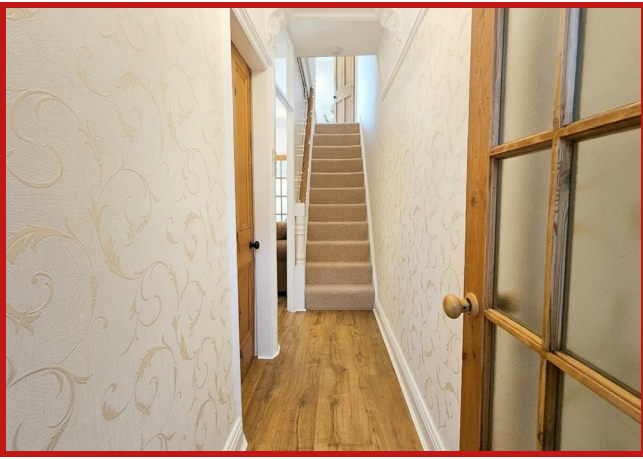
This property is a rare find, combining original features with modern amenities in a sought-after location. Don't miss the opportunity to make this charming house your new home.

Disclaimer

****To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.**



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Lancashire, LA1 3DD



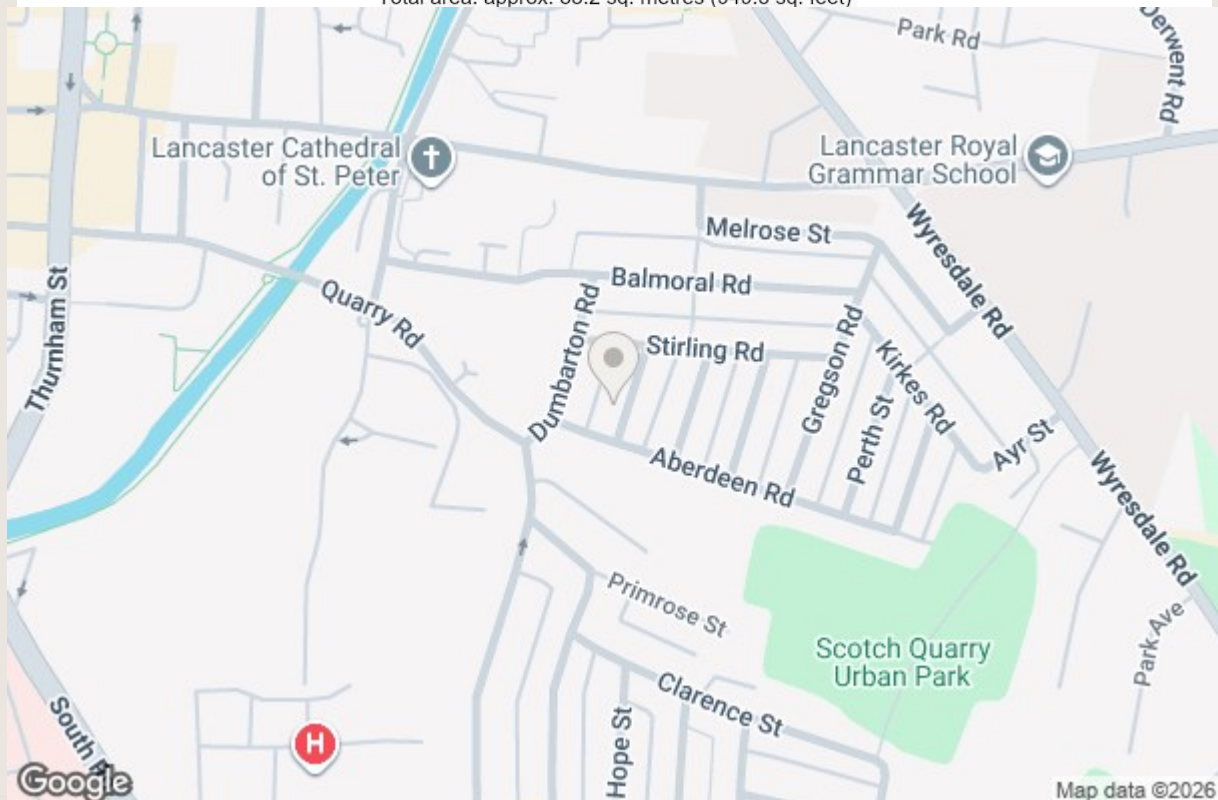
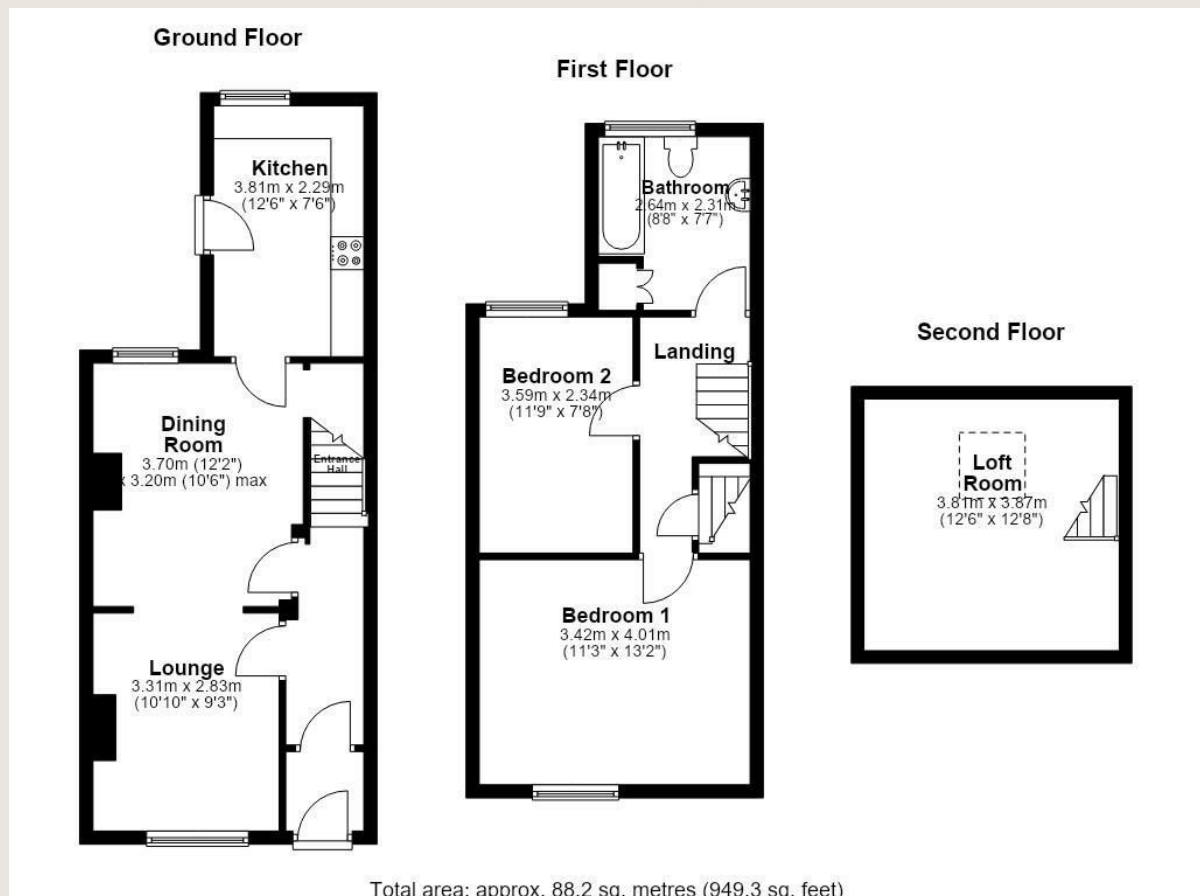
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Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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