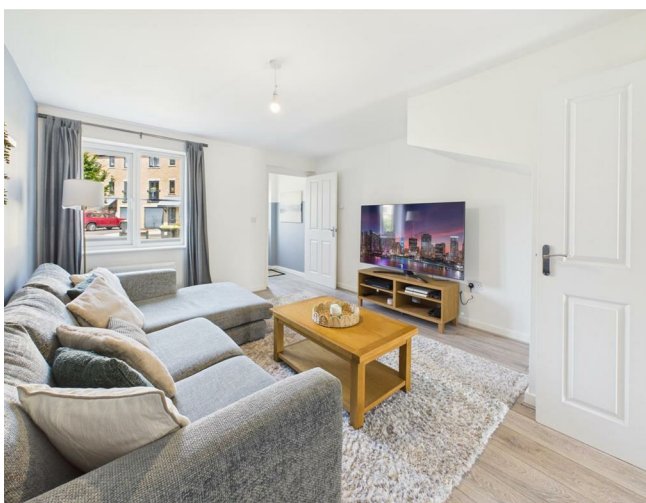


3 Ropewalk, Lancaster, LA1 5WF



£225,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Contemporary Three-Bedroom Home in a Prime Lancaster Setting with no onward chain.

Located within the sought-after St George's Quay area, this attractive three-bedroom semi-detached townhouse combines modern design with practical living space, all within easy reach of Lancaster city centre and the picturesque River Lune.

The accommodation is arranged over three floors and has been thoughtfully designed to suit a variety of lifestyles. The ground floor features a welcoming living room and a wonderful well-appointed kitchen with a breakfast bar, creating an ideal space for both everyday living and entertaining. Patio doors provide direct access to the rear garden, allowing for a seamless connection between indoor and outdoor spaces.

The upper floors offer three generous double bedrooms, providing ample space for families, professionals, or those working from home. The principal bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining accommodation. Excellent storage facilities throughout the property add to its practicality.

Externally, the property enjoys a private rear garden and the convenience of an allocated parking space. The home also benefits from an excellent energy performance rating, helping to keep running costs efficient.

Positioned close to riverside walks, local amenities, and excellent transport connections, this property

offers a fantastic opportunity to enjoy modern living in one of Lancaster's most desirable residential locations.

Entrance Vestibule

Laminate flooring, radiator, fuse box and door to the lounge.

Lounge



Laminate flooring, radiator, double glazed window to front, large under stairs storage cupboard.

Inner Hallway

Laminate flooring, stairs to first floor, large storage cupboard - potential for downstairs W.C.

Kitchen/Diner



Laminate floor, radiator, fitted breakfast bar, double glazed patio doors, large double glazed window to rear, range of matching modern cabinets with complimentary work surfaces, gas hob and extractor hood, Electrolux oven, plumbing for slimline dishwasher and washing machine, stainless steel sink, space for freestanding fridge/freezer.

Store Room



Walk in store room.

First Floor Hallway



Carpeted floor, radiator, stairs to the second floor.

Bedroom Two



Double glazed windows to the front, carpeted flooring, radiator.

Bedroom Three



Double glazed windows to the rear, carpeted flooring, radiator, built in shelving.

Bathroom

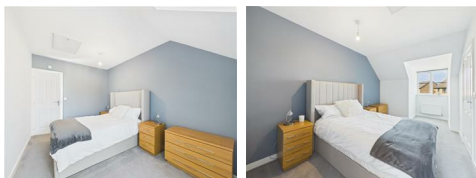


Waterproof laminate flooring, frosted double glazed window to side, bath with Mira electric shower, partially tiled walls, extractor fan, heated towel rail, wash hand basin and W.C.

Second Floor Landing

Walk in storage cupboard.

Bedroom One



Double glazed window to the front, carpeted flooring, radiator, access to the loft, door to the en-suite.

En Suite



Waterproof laminate flooring, double glazed Velux window, shower cubicle with thermostatic shower, heated towel rail, extractor fan, wash hand basin and W.C.

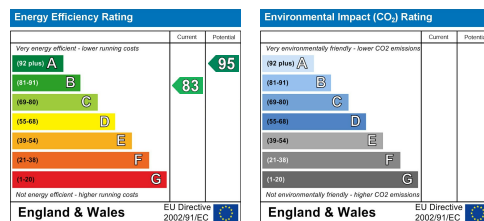
Outside



Fully enclosed rear garden with raised flower beds, patio area, storage shed, water tap, gate to parking space.

Useful Information

Tenure Leasehold
Council Tax Band (C) £2,225
No Onward Chain





Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054