HOUSECLUB
ESTATE AGENCY

2 Ropewalk, Lancaster, LA1 5WF

Price £310,000

Inside The Home

A well-presented three-bedroom detached home with a wrap-around garden, ideally situated on Lancaster Quay and offering a versatile layout well suited to both families and professionals. The property is entered via a composite front door into a welcoming hallway, to the right is a spacious lounge, featuring double patio doors opening directly onto the patio and garden beyond. This generous room provides an ideal space for relaxing and entertaining, with the garden extending around the property to create an attractive outdoor space. To the left of the hallway is the open-plan kitchen and dining area, creating a sociable and practical heart to the home. The kitchen benefits from integrated appliances and there is also a useful storage cupboard. Further ground-floor accommodation includes a convenient WC and a separate utility room with a rear door providing access to the garden.

To the first floor are three bedrooms, comprising two double bedrooms and a single bedroom. The master bedroom is a good-sized room and benefits from its own shower en-suite. The remaining bedrooms are served by the family bathroom, which features a bath with an overhead shower.

Additional benefits include a useful storage cupboard on the landing and loft space, providing valuable additional storage.

Situated in a popular and convenient location on Lancaster Quay, this attractive modern detached home offers well-proportioned accommodation, excellent outdoor space and a practical layout. An ideal choice for families or professionals looking for a modern home close to the amenities and attractions of central Lancaster.

Let's Take A Closer Look At The Area

This fantastic family home is set just off Lancaster's iconic St. Georges Quay, within walking distance of Lancaster City Centre offering excellent access to the wide range of amenities this vibrant city has to offer. A multitude of high street shops, restaurants, bars and supermarkets can all be found nearby, alongside a selection of highly regarded primary and secondary schools. For commuters, local bus services provide regular travel throughout the city and surrounding areas, while Lancaster railway station is approximately a 10-minute walk away, providing access to the West Coast Main Line. The M6 motorway is also easily accessible, offering convenient links further afield. This well-positioned home is not to be missed.

Let's Step Outside

A particular feature of the property is the generous wrap-around garden, which is predominantly laid to lawn and beautifully complemented by a selection of palm trees, creating an attractive and distinctive feature throughout. Established bushes provide natural borders, while a gated entrance provides access into the main garden area. The paved patio and pergola create a fantastic space for outdoor entertaining and al fresco dining, with plenty of room for hosting family and friends. The garden also offers excellent versatility, with space for a hot tub, children's play area or simply enjoying outdoor living during the warmer months.

Overall, the garden provides a private and versatile extension of the living accommodation, combining lawn, established planting and entertaining space.

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 Leasehold.

Council Tax Band

This home is Band D under Lancaster City Council.

Viewings

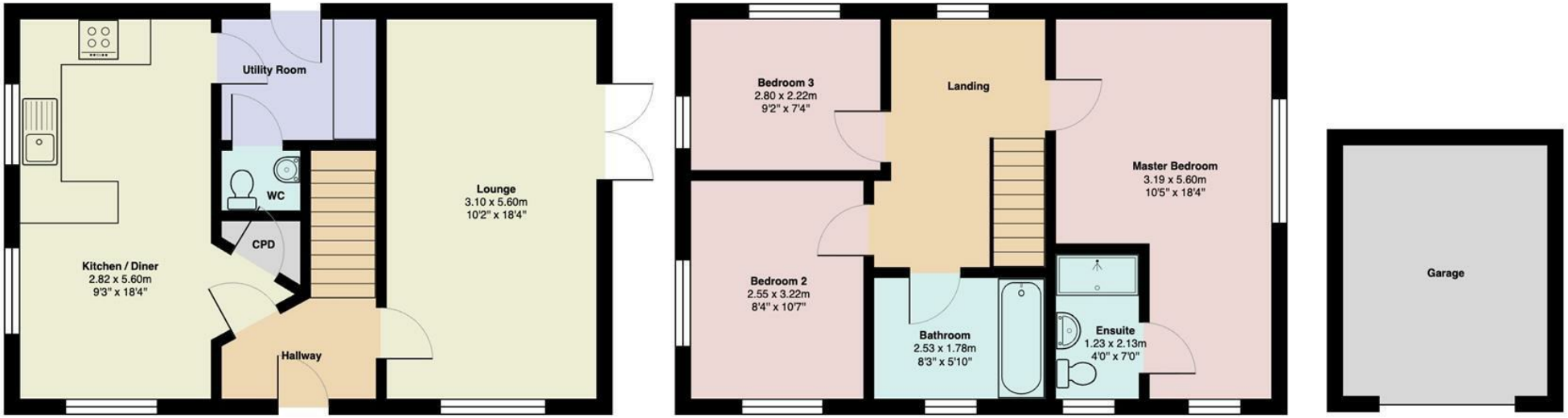
Strictly by appointment via Houseclub Estate Agency.

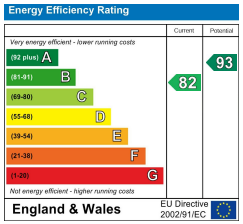
Energy Performance Certificate

Band B. For more information, please see online or contact our office.

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

HOUSECLUB
ESTATE AGENCY





HOUSECLUB
ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

Your Award Winning Houseclub

THE ESTAS ESTATE AGENT AWARDS 2017 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2017 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire)

THE ESTAS ESTATE AGENT AWARDS 2018 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2018 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire & Merseyside)

THE ESTAS ESTATE AGENT AWARDS 2019 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS ESTATE AGENT AWARDS 2019 — GOLD WINNER — NORTH WEST (CUMBRIA, LANCASHIRE & MERSEYSIDE), Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS PEOPLE AWARDS 2020 — HIGHLY COMMENDED — JOHN HARRISON, Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — GOLD WINNER — NORTH WEST (CUMBRIA & LANCASHIRE), Houseclub

ESTAS ★★★★★ AWARDS 2021 — BEST IN COUNTY — SALES, Houseclub Estate Agency, Lancashire

ESTAS ★★★★★ ESTATE AGENT AWARDS 2021 — GOLD WINNER — NORTH WEST (NORTH), Houseclub Estate Agency

ESTAS ★★★★★ AWARDS 2022 — BEST IN COUNTY — SALES, Houseclub, Lancashire

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN NORTH WEST (LANCASHIRE)

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 — GOLD WINNER — NORTH WEST (NORTH), Houseclub

ESTAS ESTATE AGENT AWARDS 2023 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB

ESTAS ESTATE AGENT AWARDS 2024 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS AWARDS 2024 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

BRITISH PROPERTY AWARDS 2024 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2025 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

ESTAS25 ESTATE AGENT AWARDS ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS25 BEST ESTATE AGENT OFFICE IN THE UK ★★★★★ — SILVER WINNER — HOUSECLUB ESTATE AGENCY

ESTAS25 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

HOUSECLUB ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk