



FOR SALE · PRIVATE SALE, NO AGENT

28 Cromwell Road

LANCASTER · LA1 5BD

Offers around £315,000

3

BEDROOMS

2

RECEPTION ROOMS

1

BATHROOM

2

CELLAR ROOMS

Garden

FRONT & REAR

EPC B

SCORE 85

90-100 m²

EXCL. CELLARS

0.4 mi

TO THE STATION

Full details, photographs and floorplan at 28cromwell.co.uk

Enquiries: enquiries@28cromwell.co.uk

A stone terrace on the green edge of the city

Cromwell Road is conveniently located near the city, and is a really popular residential area with professionals, academics and families. It is a no-through road, so there is almost no passing traffic — quiet, and safe, with a residents' parking scheme that is a big plus locally.

Fairfield Nature Reserve is just at the bottom of the road, a few seconds from the door, and the nearby Lancaster Canal offers lovely countryside walks and an easy, safe commute to the university. The city centre is walkable too, with plenty of places to eat, shop and enjoy cultural attractions.

Behind the house, a back lane gives access to the rear gardens and keeps the bins out of sight. The garden itself is a beautiful, peaceful spot, framed by the mature gardens of the neighbouring houses.

Inside, the layout briefly comprises a hallway, lounge, dining room and kitchen, two cellar rooms, three bedrooms and a bathroom, with ladder access to the loft. Outside there's a small front yard and a good-sized rear garden.

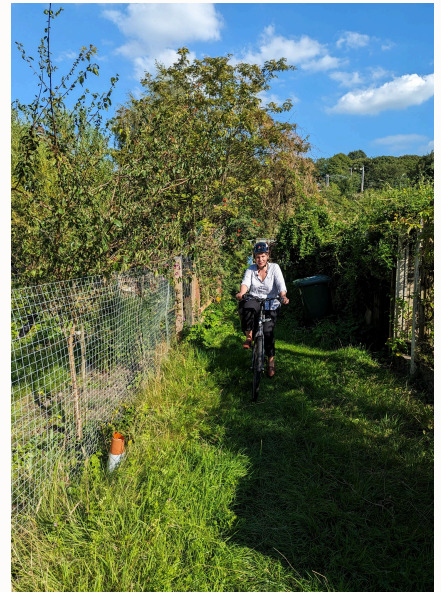
The house has undergone significant renovation, with a focus on practicality and energy efficiency. It is rated **EPC B** — unusually high for a stone terrace of this age, where the average across England and Wales is D.



THE FRONT OF THE HOUSE

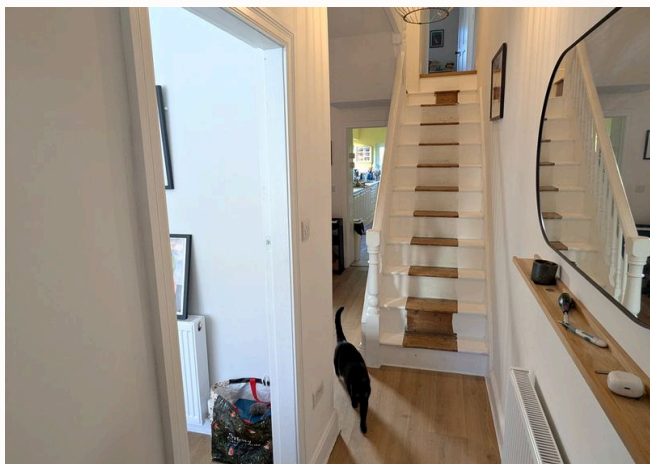


THE REAR GARDEN



THE BACK LANE BEHIND THE TERRACE

Inside



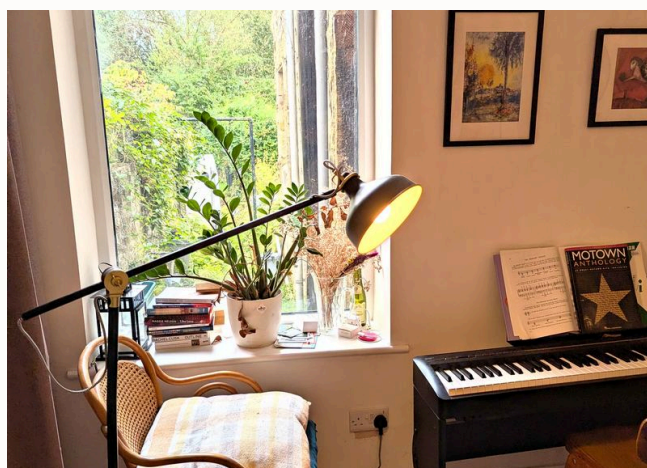
HALLWAY



LOUNGE



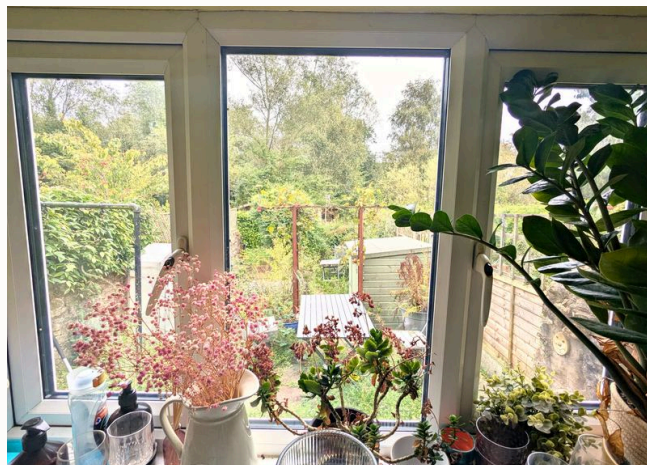
DINING ROOM



DINING ROOM, WINDOW CORNER



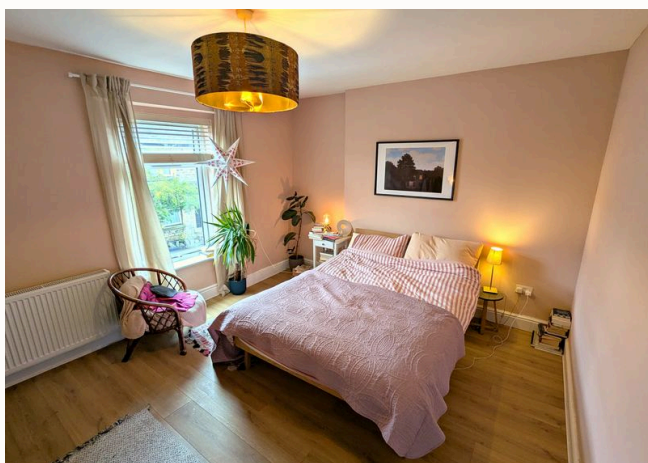
KITCHEN



VIEW FROM THE KITCHEN

PHOTOGRAPHS

Bedrooms, bathroom & cellar



BEDROOM 1



BEDROOM 1, TOWARDS THE WINDOW



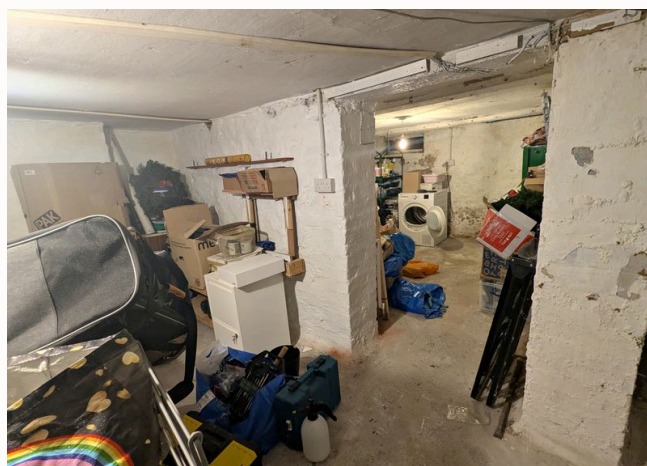
BEDROOM 2



BEDROOM 3



BATHROOM

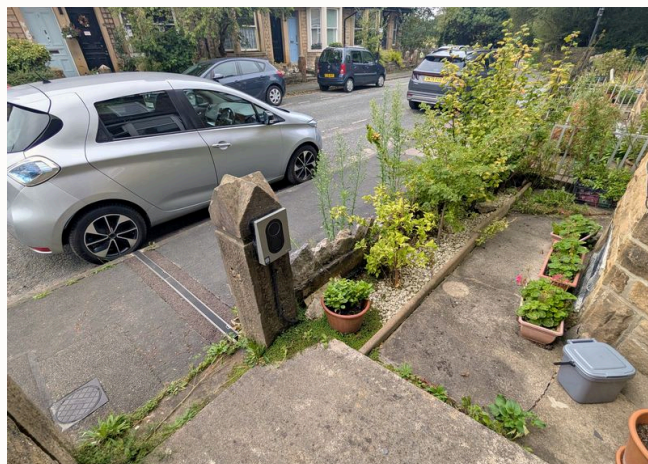


CELLAR

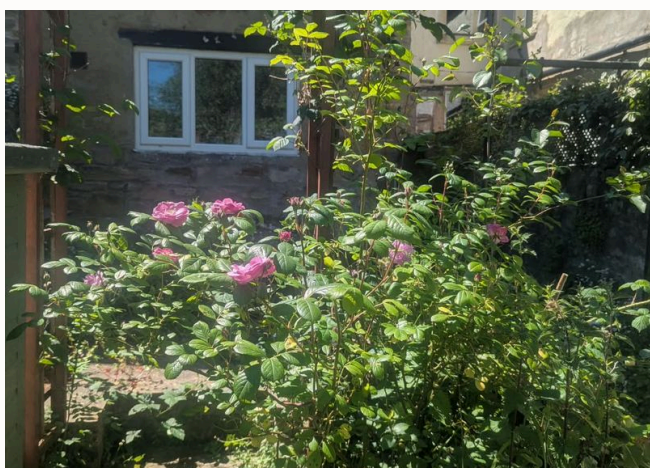
Outside



FRONT OF THE HOUSE



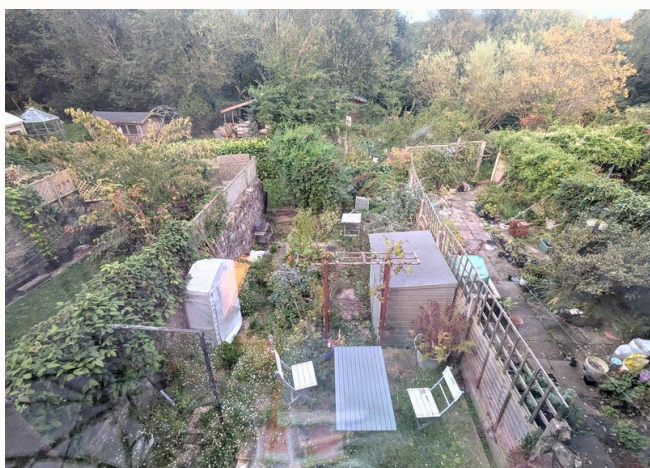
FRONT YARD



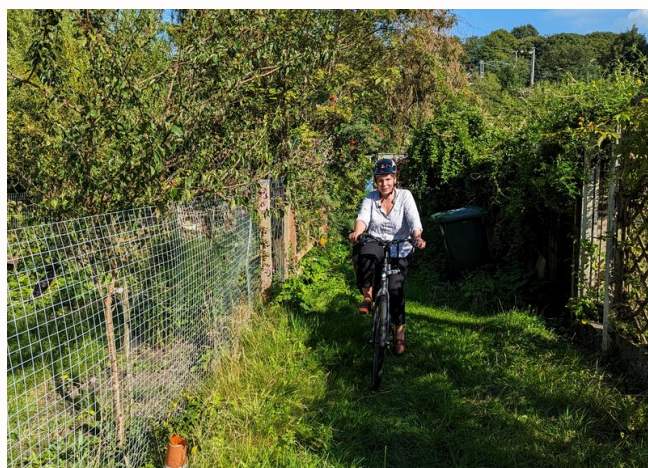
REAR GARDEN



REAR GARDEN, TOWARDS THE HOUSE



GARDEN FROM ABOVE



THE BACK LANE

Floorplan & room sizes



Drawn to scale from measured room dimensions. All figures are approximate and for guidance only.

GROUND FLOOR

Lounge	4.46m × 3.62m (14'8" × 11'11")
Dining room	3.71m × 3.49m (12'2" × 11'5")
Kitchen	5.23m × 2.54m (17'2" × 8'4")
Porch & hall	—

FIRST FLOOR

Bedroom 1	3.66m × 4.69m (12'0" × 15'5")
Bedroom 2	3.45m × 2.89m (11'4" × 9'6")
Bedroom 3	2.76m × 2.61m (9'1" × 8'7")
Bathroom	—
Loft	Ladder access

BASEMENT

Cellar 1	3.50m × 4.11m (11'6" × 13'6")
Cellar 2	3.40m × 3.32m (11'2" × 10'11")

PROPERTY DETAILS

PROPERTY TYPE

Mid-terrace house

FLOOR AREA

90–100 m² (970–1,080 sq ft) over two floors, excluding the cellars

TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

B (score 85)

HEATING

Mains gas boiler and radiators

PARKING

Residents' permit scheme on Cromwell Road

LOCAL AUTHORITY

Lancaster City Council

IMPROVEMENTS

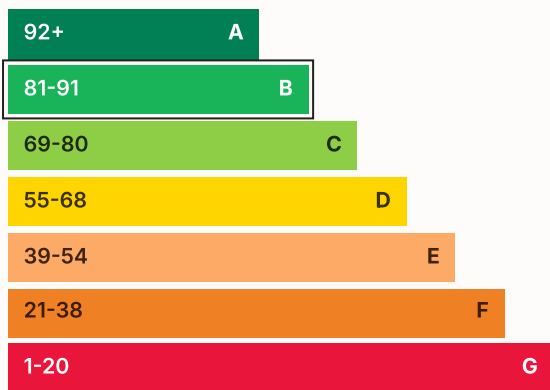
Renovated with care

The house has been extensively worked on, with the emphasis on making it comfortable, practical and cheaper to run rather than simply cosmetic.

- ✓ Rewired throughout
- ✓ Replastered and repainted throughout — apart from the kitchen, deliberately left for the new owners to put their own mark on
- ✓ Newly installed central heating system, designed to be **heat-pump ready** should you want to switch later
- ✓ Gas boiler only three years old, with a programmer, room thermostat and TRVs
- ✓ Solar panels (photovoltaic)
- ✓ **EV charger fitted for on-street recharging**
- ✓ Double glazed throughout (recorded on the 2025 EPC as “mostly” double glazing)
- ✓ 300 mm loft insulation — rated *very good*
- ✓ Refitted bathroom
- ✓ Smart meters for gas and electricity

ENERGY PERFORMANCE

An assessment in September 2025 rated the house **B**, with a score of 85. The average home in England and Wales is rated D, with a score of 60.



CURRENT	POTENTIAL
85 B	90 B

FLOOR AREA ASSESSED

128 m², which appears to include part of the cellar

ESTIMATED ENERGY COST

£1,427 a year for heating, hot water and lighting

CARBON EMISSIONS

3.5 tonnes a year, against 6 tonnes for an average household

PRIMARY ENERGY USE

147 kWh per m² a year

CERTIFICATE

Valid until 3 September 2035

Full certificate: <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2594-9110-2105-6555>

LOCATION

Getting around

TRANSPORT

Lancaster station	0.4 miles
Bare Lane station	2.6 miles
Morecambe station	3.2 miles
Heysham ferry terminal	4.3 miles

ON THE DOORSTEP

Fairfield Nature Reserve — at the bottom of the road, seconds from the door

Lancaster Canal towpath — countryside walks and a safe cycle route to the university

Lancaster city centre — shops, restaurants and the Dukes theatre

SCHOOLS

Lancaster Girls' Grammar School Ages 11–18	0.3 miles
Ripley St Thomas C of E Academy Ages 11–18	0.3 miles
Lancaster Dallas Road Primary Ages 4–11	0.3 miles
Willow Lane Community Primary Ages 4–11	0.6 miles



CONTACT

Interested? Get in touch

The house is being sold privately. For more information, further photographs or to arrange a viewing, email directly — happy to answer any questions.

enquiries@28cromwell.co.uk

Full details, photographs and floorplan at [28cromwell.co.uk](https://www.28cromwell.co.uk)

These particulars are provided in good faith as a general guide and do not form part of any contract. Measurements and floor areas are approximate. The property is being sold privately, without an agent.