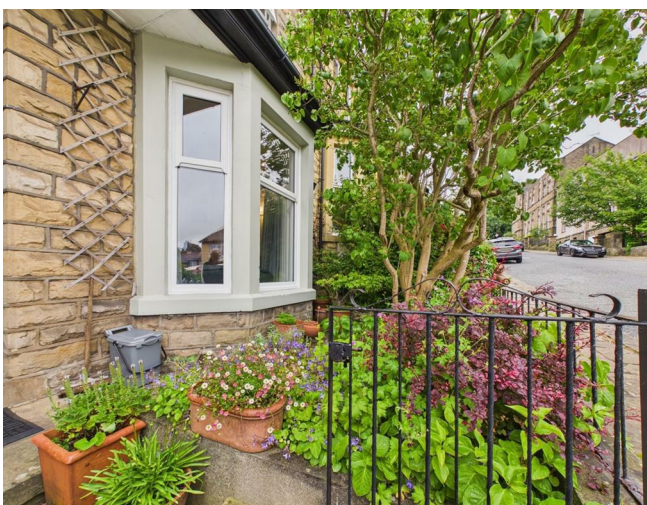


18 Hastings Road, Lancaster, LA1 4TH



£235,000



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Charming and beautifully presented throughout, this delightful three-bedroom period terrace seamlessly blends character features with modern comforts, creating a warm and welcoming home ready to move straight into.

Situated in the highly sought-after Greaves area of south Lancaster, the property enjoys the perfect balance of city convenience and a peaceful residential setting. The area is particularly popular with families thanks to its excellent choice of schools, including Ripley St Thomas Church of England Academy, Lancaster Royal Grammar School, Lancaster Girls' Grammar School, and several well-regarded primary schools.

Step through the attractive tiled vestibule and into the welcoming hallway, where striped pine flooring and original coving immediately showcase the home's period charm. The elegant lounge enjoys lovely views over the beautifully maintained pretty front garden and features folding wooden doors opening into the dining room, creating a wonderful space for both everyday living and entertaining. The dining room boasts a feature fireplace with an inset wood-burning stove, adding warmth and character, while the stylish fitted kitchen offers a range of integrated appliances and overlooks the garden.

To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom. A generous loft room, which is fully boarded, provides excellent additional storage and offers exciting potential for conversion, subject to any necessary consents.

Outside, the property continues to impress with a spacious paved patio, perfect for outdoor dining and relaxation, alongside a useful brick-built storage shed.

With its high ceilings, abundance of character, and immaculate presentation throughout, this is a truly inviting home that offers the perfect combination of charm, comfort, and practicality.

Entrance Vestibule

Original tiled flooring, door featuring ornate glazed panels opening into the hallway.

Hallway



Stripped pine flooring, stairs to the first floor, radiator, original coving.

Lounge



Double glazed bay window to the front, feature fireplace with a timber surround and electric coal-effect fire. Built-in storage cupboard housing the gas meter, double wooden folding doors open through to the dining room, creating a flexible living and entertaining space, stripped pine flooring, radiator, original coving, and dado rail.

Dining Room



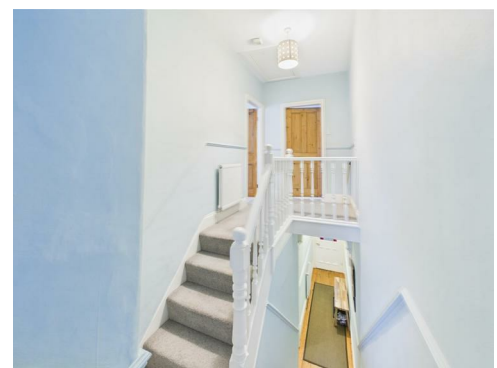
Double glazed window to the rear overlooking the garden, feature fireplace with inset wood-burning stove, useful understairs storage cupboard, stripped pine flooring, radiator, and original coving.

Kitchen



Double glazed window to the rear and double glazed door providing access to the garden. Fitted range of cabinets with complimentary work surfaces, stainless steel sink, four-ring gas hob with extractor hood over and Bosch electric oven below, Worcester combination boiler, space for a fridge/freezer and plumbing for a washing machine, tiled flooring and radiator.

First Floor Landing



Split level landing with access to the loft, carpeted flooring, radiator.

Loft Room



Accessed via a pull-down ladder, the expansive loft room provides excellent additional storage space and benefits from a double glazed Velux window, free-standing shelving, power, and lighting. This spacious loft room offers excellent potential to create additional living accommodation, subject to any necessary planning permissions and building regulation approvals.

Bedroom One



Double glazed windows to the front, built in wardrobes, carpeted flooring, radiator.

Bedroom Two

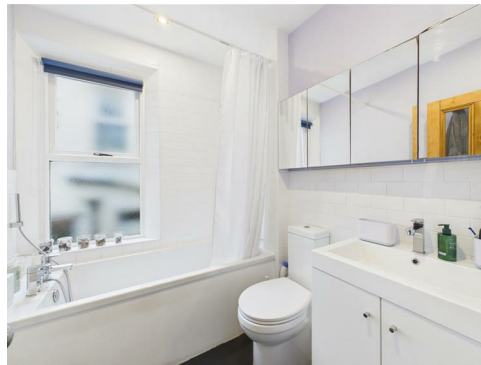


Double glazed window to the rear, carpeted flooring, radiator.

Bedroom Three

Double glazed window to the rear, carpeted flooring, radiator.

Bathroom



Double glazed frosted window to the side, vanity unit with inset wash hand basin, bath with thermostatic shower, vinyl flooring, radiator, W.C.

Outside



To the front of the property is a delightful garden featuring an established tree, colourful flowers, and mature shrubs, creating an attractive and welcoming setting. The rear garden features a generous paved patio area, ideal for outdoor dining and entertaining, with steps leading down to a useful brick-built storage shed. A gate provides access to the rear service road, and there is also an external water tap.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,947

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO ₂ emissions (82-91) A (61-81) B (45-60) C (35-48) D (28-34) E (21-38) F (1-20) G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	





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