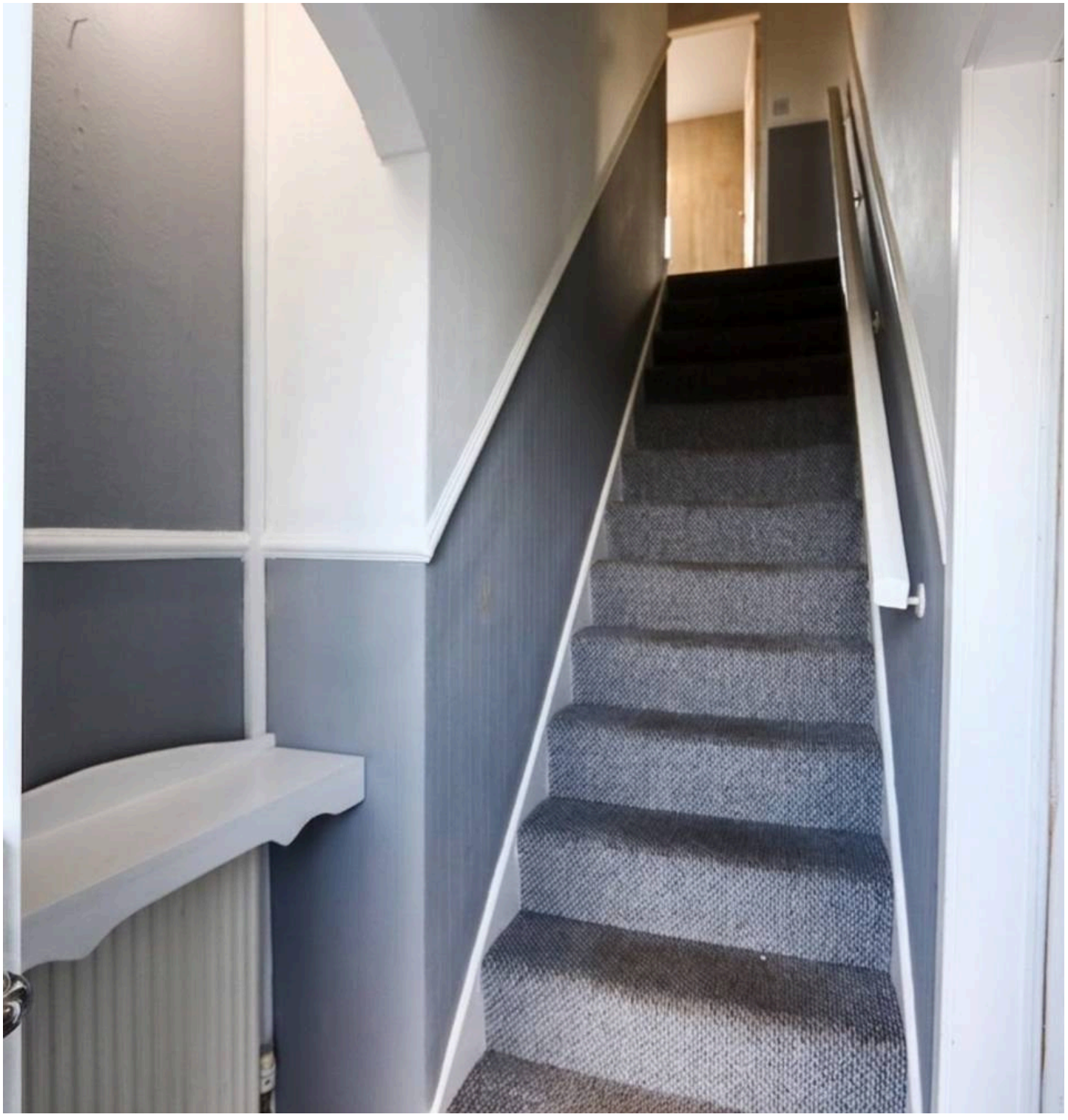


22 Thirlmere Road, Lancaster

Lancaster

Offers Over £150,000





22 Thirlmere Road

Lancaster

A fantastic opportunity to acquire a home with far-reaching bay views over Morecambe Bay to the front, a sunny south-east facing garden, excellent nearby schools, and a location under a mile from Lancaster city centre.
Council Tax band: A

Tenure: Freehold

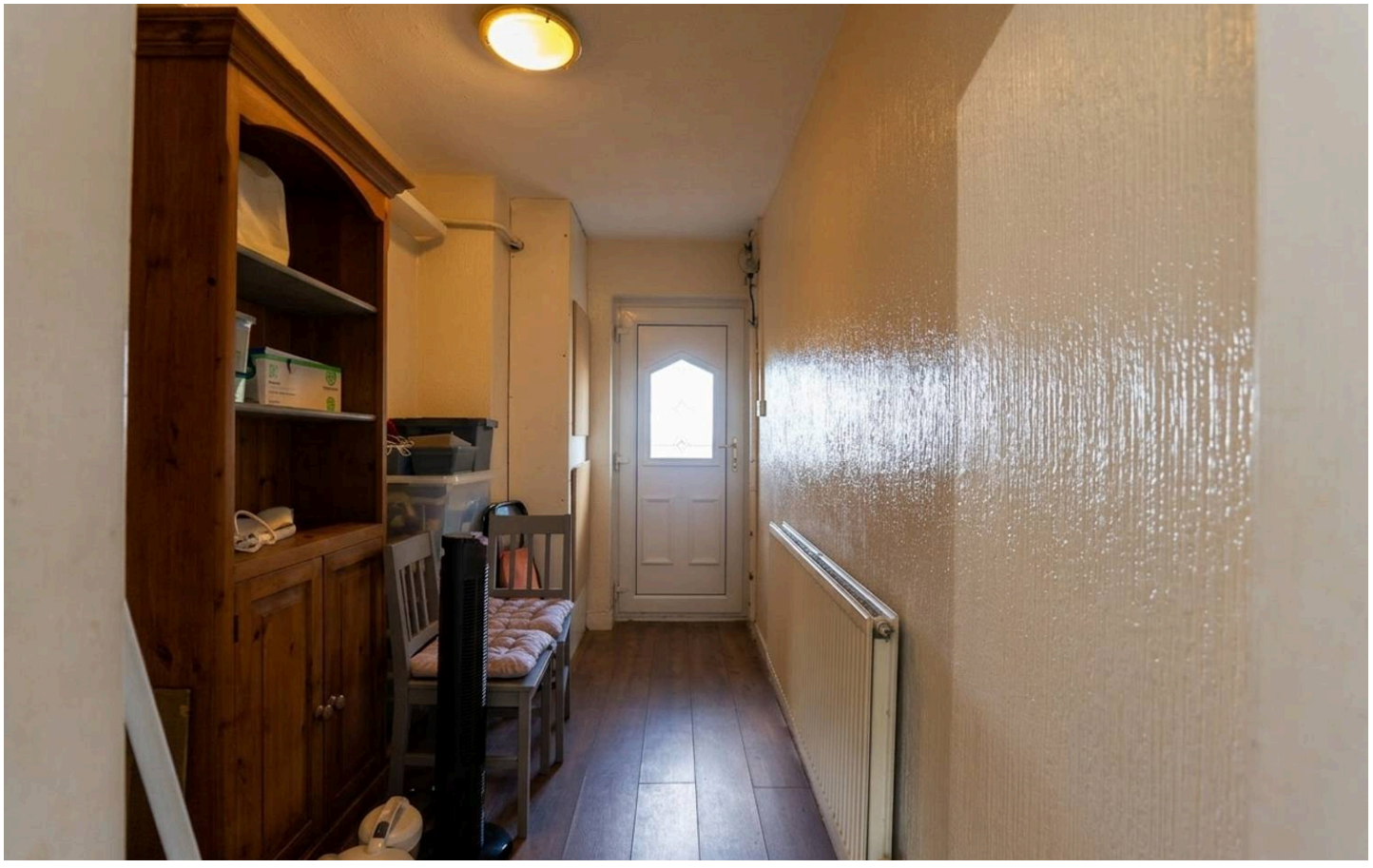
- Three bedroom terraced home
- Two double bedrooms and a further large single bedroom
- Spacious lounge/diner
- Separate kitchen
- Wet room
- Utility/store room with potential for conversion
- South-east facing garden enjoying plentiful sunshine
- Far-reaching views over Morecambe Bay to the front
- Excellent choice of nearby primary and secondary schools
- Under a mile from Lancaster city centre

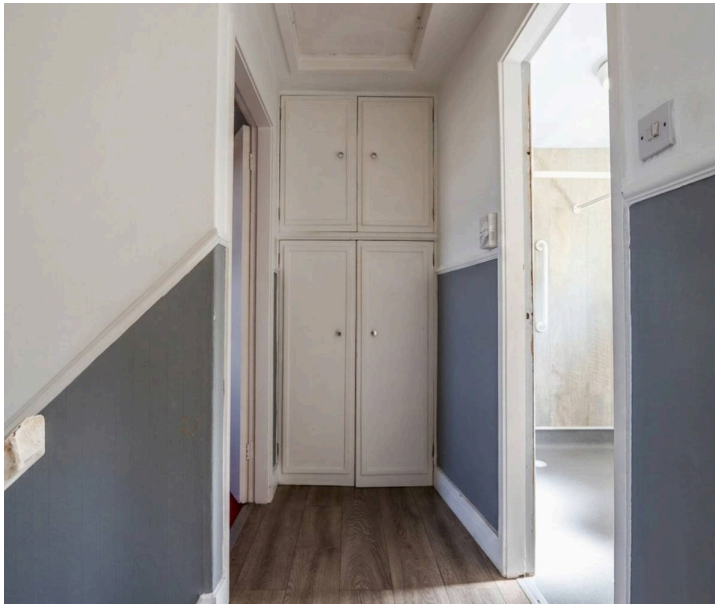


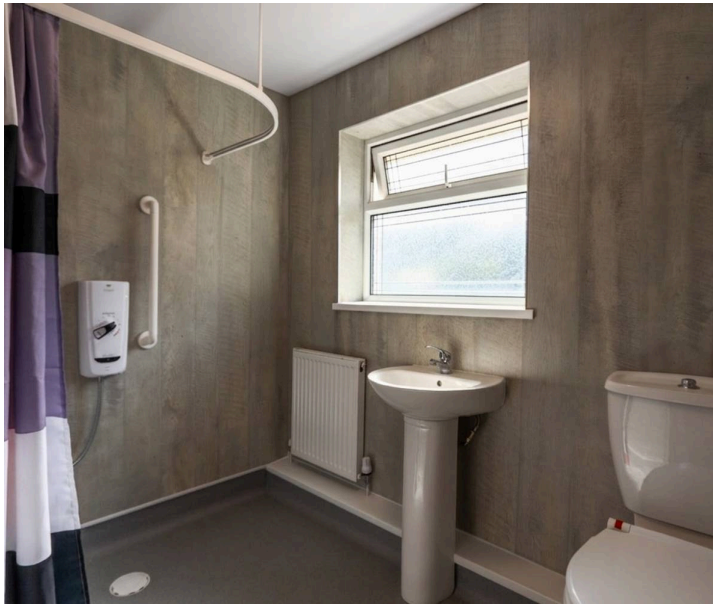












The Property

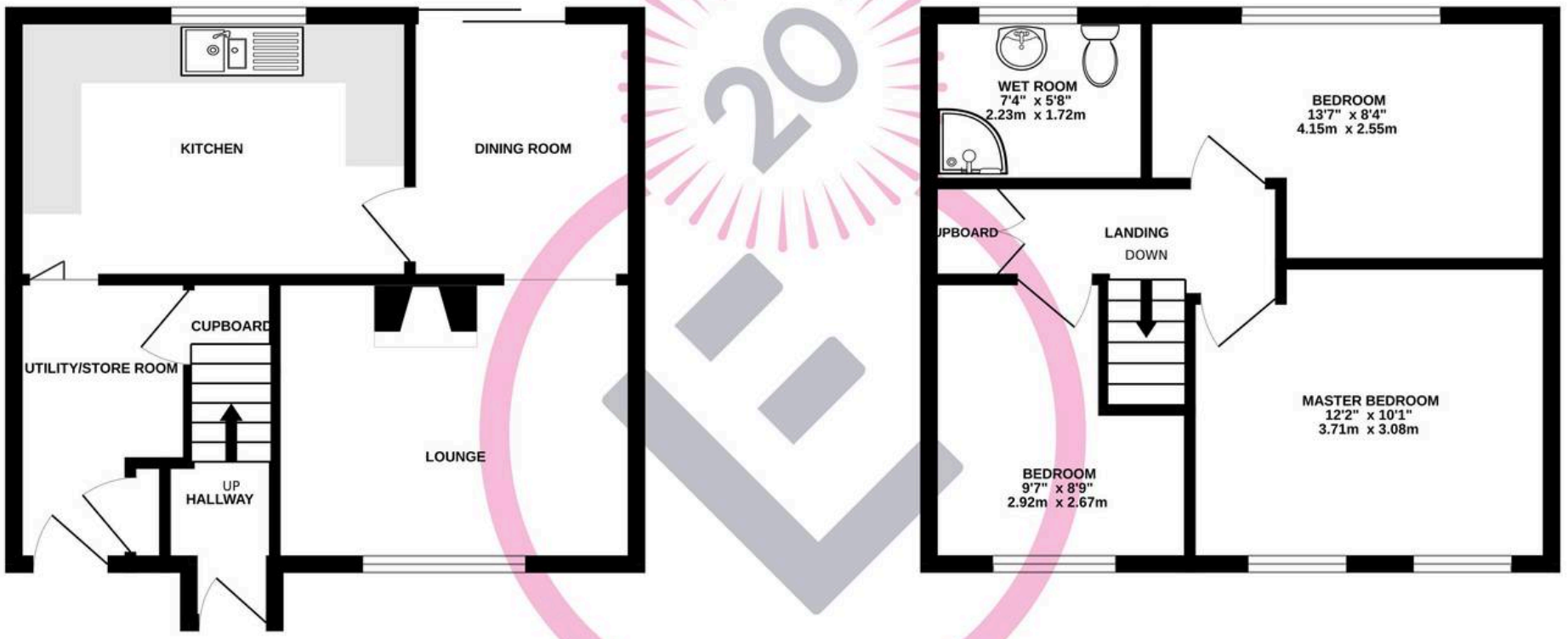
This three bedroom terraced home offers a fantastic opportunity for buyers looking to put their own stamp on a property with excellent bones and a superb setting. The ground floor comprises a welcoming hallway, a spacious lounge/diner, and a separate kitchen, along with a useful utility/store room that offers real potential for conversion into a dedicated utility space. Upstairs you'll find two double bedrooms, a further large single bedroom, and a wet room. While the property could benefit from a degree of modernisation throughout, the layout and space on offer make this an excellent prospect for a growing family or anyone seeking a project with genuine long-term value. Outside, the garden enjoys a south-east facing aspect, making it a real sun trap throughout the day.

Location

Thirlmere Road sits within a popular residential pocket of Lancaster, offering the rare bonus of far-reaching views over Morecambe Bay from the front of the property, a spot where you can watch the sun set over the water each evening. Families will appreciate the excellent choice of nearby schools: Central Lancaster High School and Castle View Primary School are both within a few minutes' walk, with Lancaster Christ Church CE Primary and St Joseph's Catholic Primary also close by. Lancaster city centre is under a mile away, putting shops, restaurants, the train station, and everyday amenities within easy walking distance. Although there is no designated parking with the property, a free car park just along the road is available for use by Thirlmere residents.

GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lancastrian Estates

301/302, Riverway House, Morecambe Road - LA1 2RX

01524 555800 · lancaster@lancastrianestates.co.uk · www.lancastrianestates.co.uk/