



24 Charles Street, Lancaster  
£175,000





## 24 Charles Street

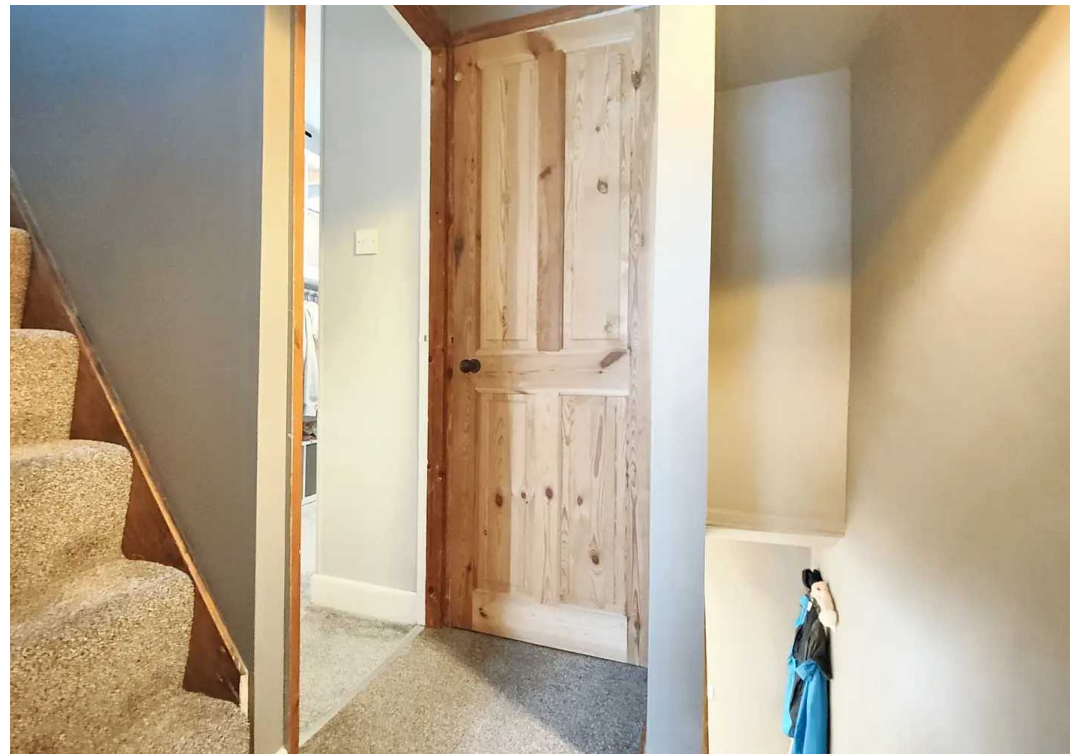
Lancaster, Lancaster

Charming 2-bed mid-terrace in Sth Lancaster combining character & modern living. Original features, wood stove, stylish kitchen, first-floor shower room. Tranquil oasis with a rear garden and Lancaster on the doorstep! Velux window at roof level offers light & views to this great additional space!

Council Tax band: A

Tenure: Freehold

- Terraced House
- 2 Bedrooms & Loft w/fixed Stair
- Character & Original Features
- Stylish Kitchen
- 1st Flr Shower Room
- Wood Burning Stove
- Low Maintenance Rear Garden
- Sought After South Lancaster
- Transport & Travel Links
- Cul de Sac in Resident Parking Zone





### Location

Situated in a tucked away residential area of Greaves, South Lancaster you will be amazed at the privacy this location offers whilst keeping you right in the heart of South Lancaster and within walking distance to the city centre. The Royal Lancaster Infirmary (RLI), clinics and Lancaster Medical Practice are close by as it Ripley St Thomas. Lancaster Grammar Schools are also within easy reach and the whole wealth of Lancaster's amenities whether business related, social or cultural are just a walk away. The mainline train station is easily accessed making the location great for those who commute further afield as well. The main bus route runs along Lancaster Road connecting to city, Lancaster University and beyond.

### The House

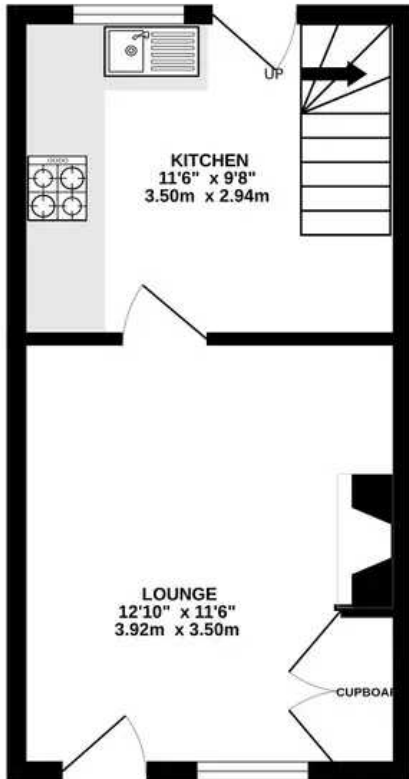
Step inside and be instantly transported to a tranquil and immaculate home. This stone built terraced house has been beautifully updated by the present owners. The house retains character and charm with features such as a cast iron fire surround in the master bedroom. Buyers will be delighted by the wood burning stove in the lounge with it's slate hearth complementing the neutral décor perfectly. With a smart composite front door and modern double glazing this room combines modern décor with a traditional charm. The kitchen is stylish with solid wood cabinets finished in a contemporary grey green. The low profile sparkle top solid granite work top is the perfect finish. Splash backs are white tiled and there is oak effect flooring. Spotlights create a light, bright space, the stairs lead up to the first floor and the double glazed back door opens to the garden.



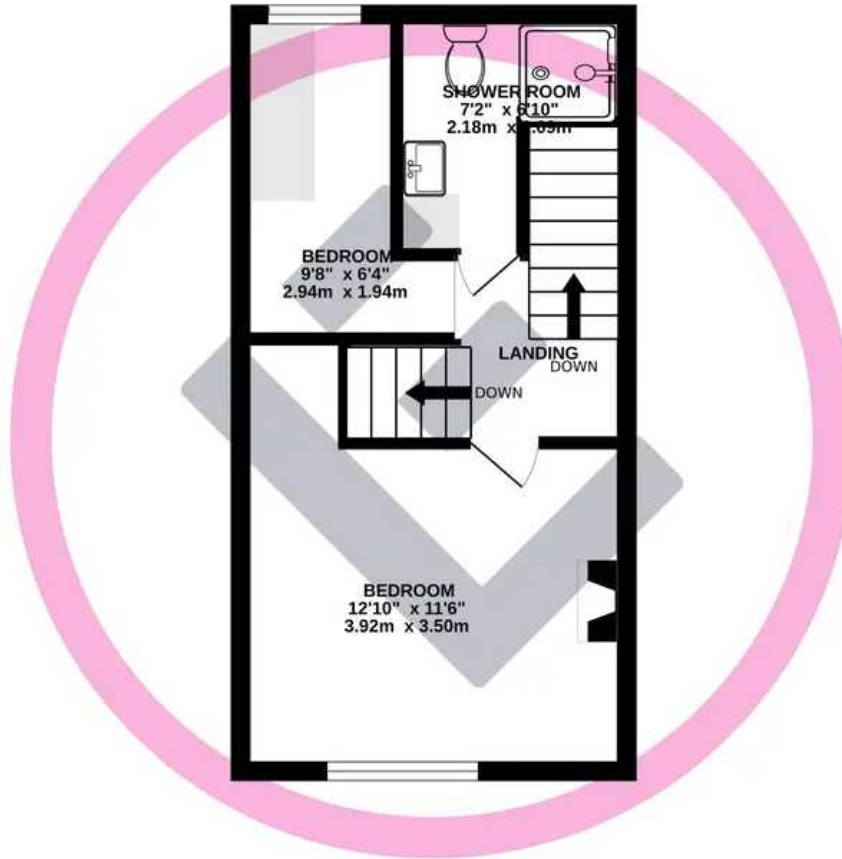
### Upstairs

This house offers the perfect layout with a first floor shower room which has been updated with a stylish shower suite offering integrated storage, stylish stone effect tiling and complementing wood tones create a bright and natural feel. The master bedroom has a cast iron fireplace adding to the character. The rear bedroom is utilised as a dressing room. From the landing stairs lead up to the top of the house where

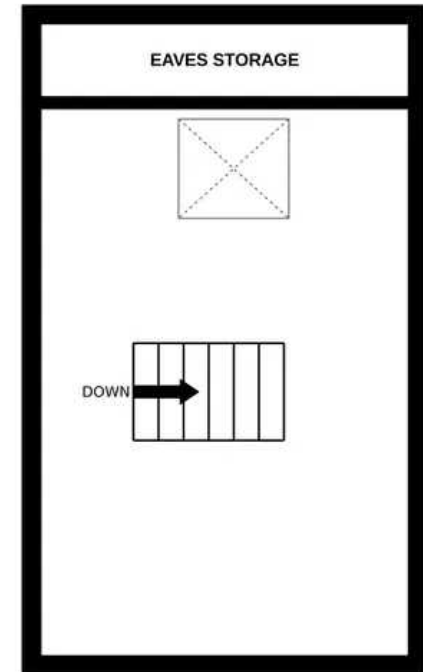
GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR  
256 sq.ft. (23.7 sq.m.) approx.



2ND FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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