



22 Charles Street, Lancaster  
£160,000





## 22 Charles Street

Lancaster, Lancaster

Charming 2-bed mid-terrace in South Lancaster, ideal for first-time buyers/investors. Peaceful cul-de-sac, convenient location w/ resident parking. Generous bedrooms, NO CHAIN. Perfect blend of city living & residential tranquillity. Ideal investment in sought-after neighbourhood.

Council Tax band: B

Tenure: Freehold

- Terraced House
- 2 Double Bedrooms
- No Chain
- Cul De Sac Position
- Private Rear Yard
- Front Lounge
- Modern G/Flr Bathroom
- Resident Parking Zone
- Transport & Travel Links
- Centrally Located South Lancaster





### **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**

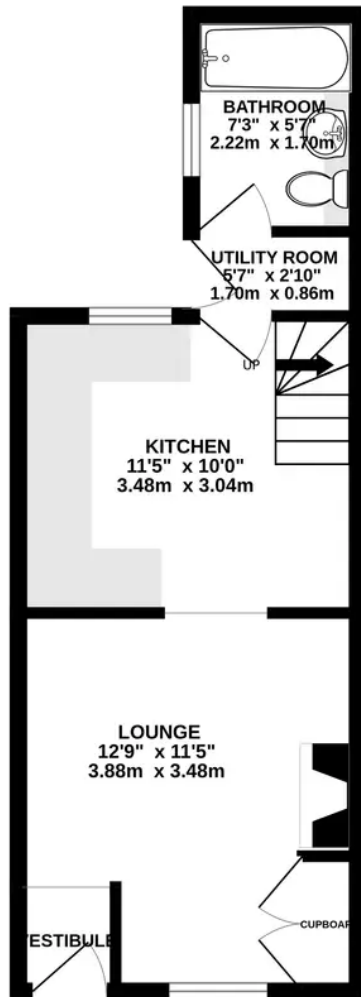
If you are looking for a house that maximises bedroom space then this the one! Step through the smart, modern composite front door and you will find a privacy panel to the side and a relaxing, traditional lounge with a living flame gas fire and painted wooden surround. The kitchen has plenty of space for a table and with traditional, cream coloured shaker style cabinets it has a bright and homely feel. Double glazed windows front and rear allow plenty of natural light and the house benefits from having a rear utility porch with space for washer and dryer.

### **Bedrooms & Bathroom**

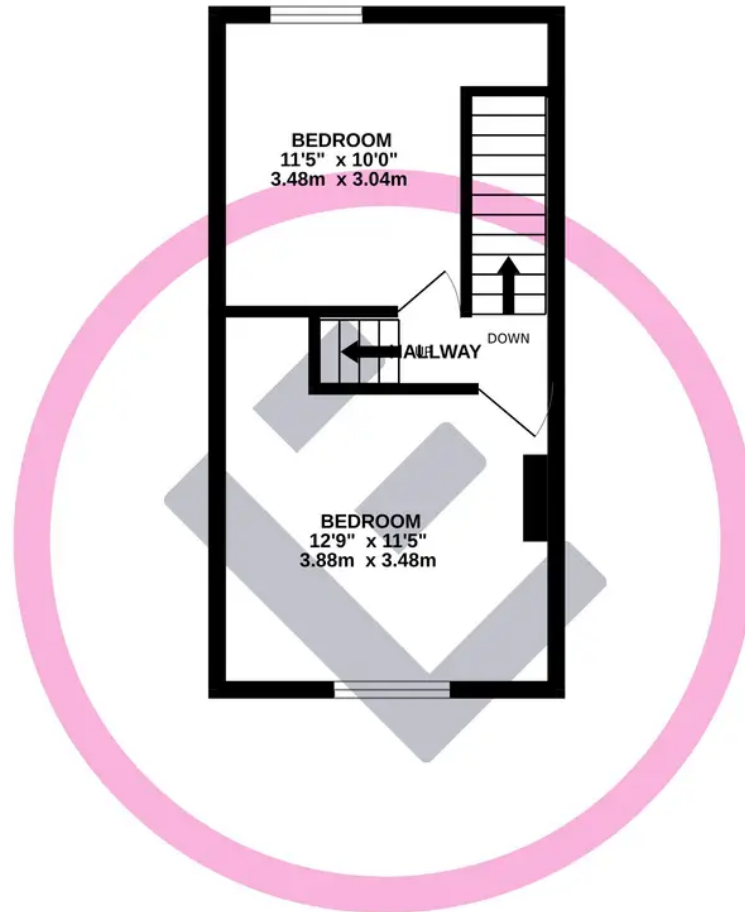
This house really maximises bedroom space. The modern three piece bathroom with over bath shower is on the ground floor meaning that the first floor offers two double bedrooms! There is a fixed staircase up to loft level which has been utilised as a bedroom in the past and has Velux windows to the front and rear.



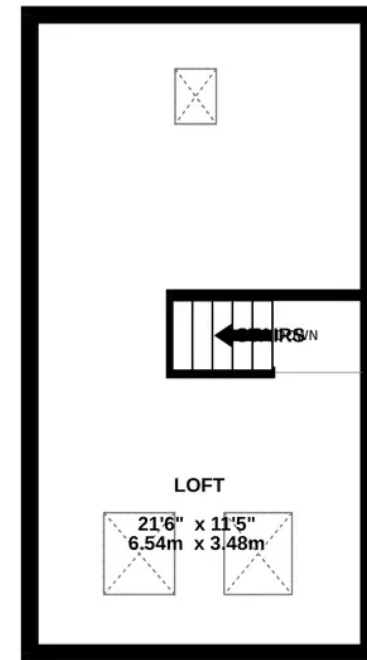
GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.8 sq.m.) approx.



2ND FLOOR  
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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.  
Made with Metropix ©2024

You can include any text here. The text can be modified upon generating your brochure.

