

20 Gregson Road, Lancaster, LA1 3DH



£165,000

A Charming Traditional Terrace in a Prime Lancaster Location

Situated within easy walking distance of Lancaster city centre, this delightful traditional terrace offers the perfect blend of city living and suburban comfort. Set in one of the area's most sought-after locations, it provides convenient access to the city's shops, cafés, restaurants, and transport links, all while being tucked away in a friendly residential neighbourhood.

Inside, the property features two inviting reception rooms, offering flexible living and dining space, along with a spacious kitchen perfect for everyday use. The stylish ground-floor bathroom has been tastefully finished, while upstairs you'll find three comfortable bedrooms, providing ample space for a growing family or visiting guests.

Whether you're a first-time buyer searching for your ideal starter home or someone looking to downsize without compromising on location, this superb property presents a fantastic opportunity to enjoy life close to the heart of Lancaster with everything you need right on your doorstep.

This home is offered with no onward chain

Entrance Hallway

Stairs to the first floor.

Lounge

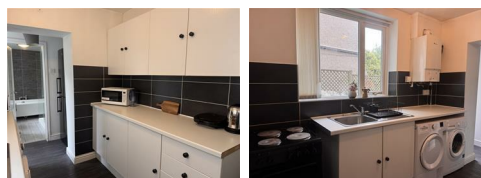
Double glazed window to the front, carpeted floor, radiator.

Dining Room



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

Kitchen



Double glazed window to the side, range of matching wall and base units, free-standing electric cooker, stainless steel sink, washing machine and dryer, Worcester Combi boiler, vinyl floor, radiator.

Utility Area

Space for fridge/freezer, door to the yard.

Bathroom



Double-glazed frosted window to the side, bathtub, shower cubicle with thermostatic shower, wash hand basin, vinyl floor, radiator, W.C.

First Floor Landing

Access to the loft.

Bedroom Two



Double-glazed window to front, carpeted floor, radiator.

Bedroom Three

Double-glazed window to rear, carpeted floor, radiator.

Bedroom Four



Double-glazed window to rear, carpeted floor, radiator.

Outside

Rear yard and gate to access road.

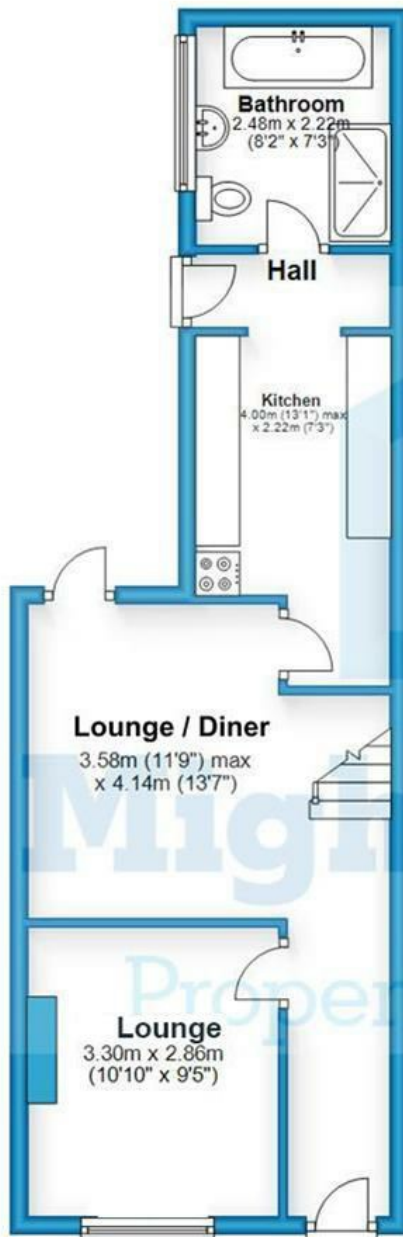
Useful Information

Tenure Freehold
Council Tax Band (A) £1,605
No Onward Chain

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs Very environmentally friendly - lower CO₂ emissions		Very environmentally friendly - lower CO₂ emissions	
Not energy efficient - higher running costs Not environmentally friendly - higher CO₂ emissions		Not environmentally friendly - higher CO₂ emissions	
England & Wales		England & Wales	

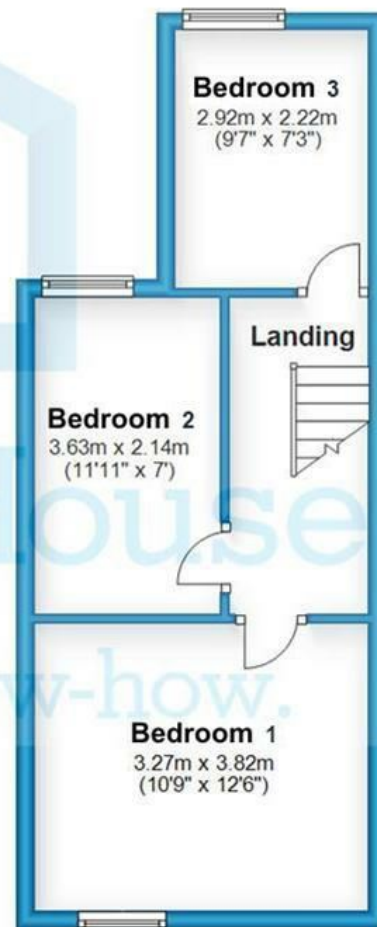
Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect to consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Gregson Rd, Lancaster