

21 Kensington Road, Lancaster, LA1 4TL



£210,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

A truly charming period home, brimming with character and original features, including a delightful log-burning stove that creates a warm and welcoming atmosphere. Situated in the ever-popular area of South Lancaster, this beautiful property offers three well-proportioned bedrooms and an abundance of period charm throughout.

Step inside through the entrance vestibule, where original tiled flooring and elegant coving immediately set the tone. The inviting lounge features a stunning bay window, flooding the room with natural light, while the gorgeous dining room boasts an inset wood-burning stove, perfect for cosy evenings. This flows seamlessly into the well-presented kitchen, complete with a walk-in larder for added practicality. On the first floor are three bedrooms, with the generous main bedroom offering excellent space, alongside a family bathroom. Externally, the property enjoys a spacious rear yard with storage sheds and a patio area, ideal for outdoor seating and entertaining.

Greaves area of South Lancaster is a well-established residential location known for its strong community feel. The neighbourhood benefits from a wide range of everyday conveniences, including independent shops, welcoming pubs and a nearby GP surgery, all within easy reach.

The area is particularly attractive to families, thanks to its proximity to highly regarded schools, making it a consistently sought-after location for buyers. Excellent transport links provide straightforward access to the city centre, the university and the motorway network, while the surrounding countryside is close

enough to enjoy scenic days out and outdoor pursuits.

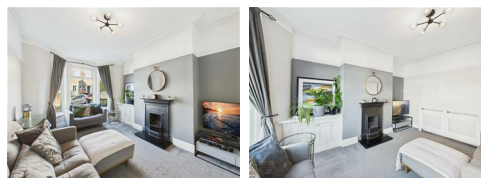
Despite the abundance of local amenities, Lancaster city centre is comfortably walkable. For those who enjoy the outdoors, Williamson Park is just minutes away, offering open green spaces ideal for dog walking and relaxed family days out.

Hallway



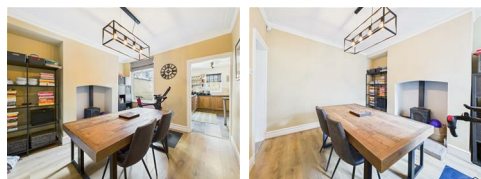
Wonderful entrance vestibule with original tiled floor leading to the hallway with original coving, laminate floor, radiator and stairs to the first floor.

Lounge

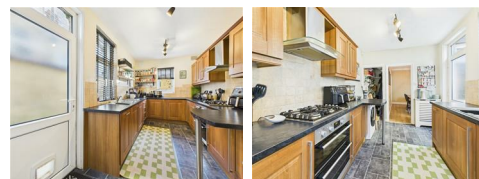


Double-glazed bay window to the front, period cast-iron fireplace with inset coal effect gas fire, built-in cupboard housing the gas meter, picture rail, original coving.

Dining Room

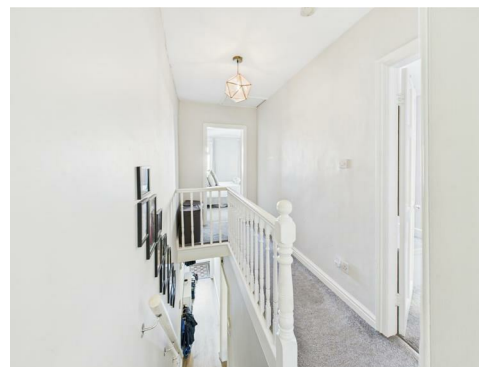


Kitchen



Double-glazed window to the rear, range of matching cabinets with complementary work surfaces, stainless steel sink, breakfast bar, four-ring gas hob and extractor hood, two electric ovens, walk-in larder, integrated dishwasher, plumbing for washing machine, double-glazed door to the yard, radiator, tile effect floor.

First Floor Landing



Access to the loft, which is boarded with a ladder and light.

Bedroom One



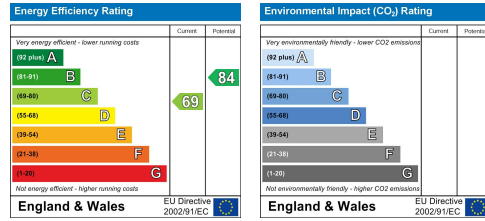
Double-glazed window to the front,

Bedroom Two



Useful Information

Tenure Freehold
Council Tax Band (B) £1,873
No Onward Chain



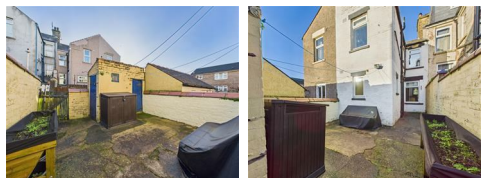
Bedroom Three



Bathroom



Outside



Spacious yard with two storage sheds, patio area and gate to access road.



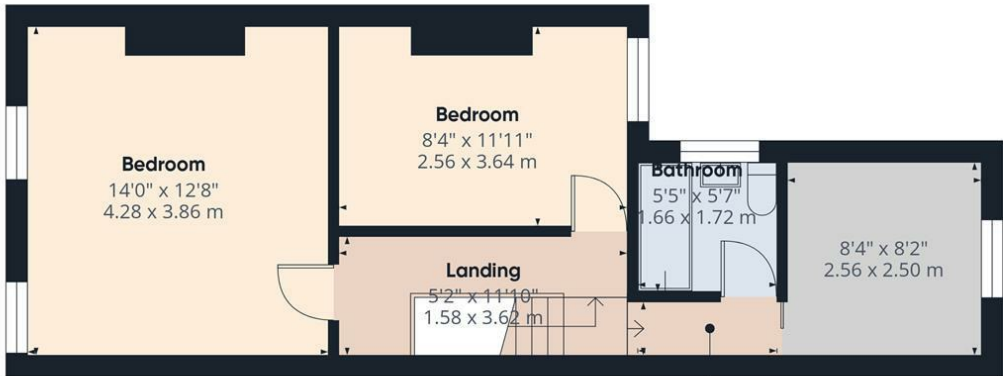
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
763 ft²
70.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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