

53 Denmark Street, Lancaster, LA1 5LY



£149,950

Charming Two-Bedroom Home on Denmark Street!

This delightful two-bedroom mid-terrace on Denmark Street offers a warm and welcoming feel from the moment you step inside. Well maintained and presented in good condition throughout, it's an ideal choice for first-time buyers or anyone looking for a cosy home in a convenient location close to local schools, the train station, and the city centre.

The lounge is full of character, featuring a charming log-burning stove that creates a cosy focal point. The kitchen is practical and well laid out, complemented by a useful utility area and ground floor bathroom.

Upstairs, you'll find two comfortable bedrooms, both offering a peaceful retreat. To the rear, a private yard provides a lovely secluded space to sit and unwind outdoors.

With its homely atmosphere, character features and excellent location, this lovely Denmark Street property is ready to move straight into and enjoy.

Lounge



Entrance vestibule, carpeted, large double glazed window to front, log burning stove with stone hearth, original wooden doors throughout.

Kitchen



Vinyl flooring, double glazed window to rear, stairs to first floor, radiator, range of matching wall and base units, tiled backsplash, space for under counter fridge and freezer, space for freestanding hob and oven, stainless steel sink.

Laundry Room



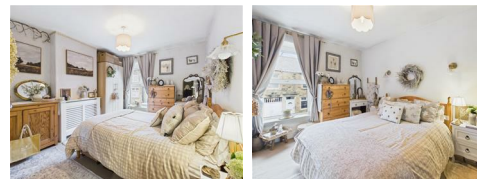
Plumbing and electric for washing machine and dryer.

Bathroom



Tiled flooring, tiled walls, bath with overhead thermostatic shower, heated towel rail, wash hand basin and W.C.

Bedroom One



Carpeted, radiator, large double glazed window to front.

Bedroom Two



Carpeted, radiator, storage cupboard housing VOKERA boiler, double glazed window to rear.

Outside

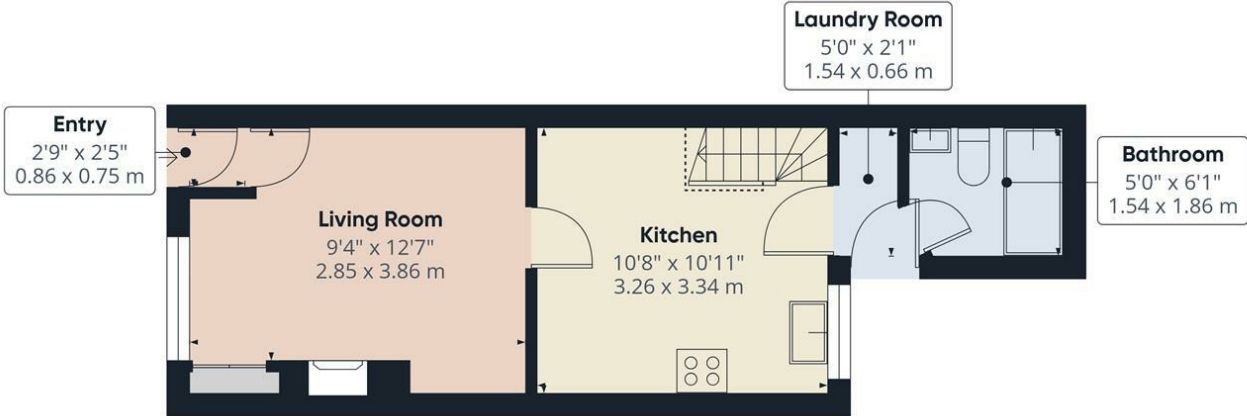


Secluded outdoor seating area, gate access to alley.

Useful Information

Tenure Freehold
Council Tax Band (A) - £1,578.14
Loft Boarded

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(46-54) E		(46-54) E	
(39-44) F		(39-44) F	
(31-38) G		(31-38) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-20)		(1-20)	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾
520 ft²
48.4 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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