

## 18 Melrose Street,, Lancaster, Lancaster, Lancashire,



**£142,500**



Discover this wonderful two-bedroom mid-terrace home, offering two spacious double bedrooms and a fantastic ground-floor extension to the rear. Located just a short walk from Lancaster city centre and the beautiful open spaces of Williamson Park, it's perfectly placed for both convenience and leisure.

The property is well presented throughout and provides a comfortable, ready-to-move-into living space. The ground floor features a welcoming lounge that flows into the kitchen-diner, creating a sociable layout ideal for day-to-day living. There is also a separate utility room and a well-appointed bathroom on this level. Upstairs, you'll find two generously sized double bedrooms, each offering plenty of natural light and flexibility for your needs.

Whether you're a first-time buyer looking to take your next step or an investor seeking a solid buy-to-let opportunity, this home offers fantastic potential.

Situated in a highly sought-after residential area, the location provides excellent access to Lancaster city centre with its wide range of shops, bars, restaurants, and local amenities, making it a fantastic setting for anyone looking to enjoy all the city has to offer.

## Lounge



Double-glazed window to the sidewood-surround fireplace, cupboard housing the gas and electric meters, carpeted floor and radiator.

## Kitchen/Diner



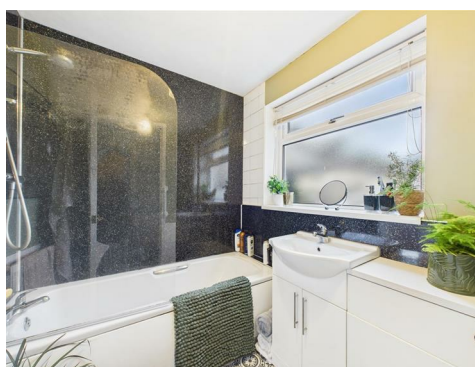
Double-glazed window to the rear, range of matching base units, stainless steel sink, understairs storage with room for a table if required, free-standing electric cooker, stairs to the first floor, wood-effect vinyl flooring, radiator.

## Utility Room



Double-glazed window to the side, plumbing for washing machine, wood-effect vinyl floor, radiator, door to the yard.

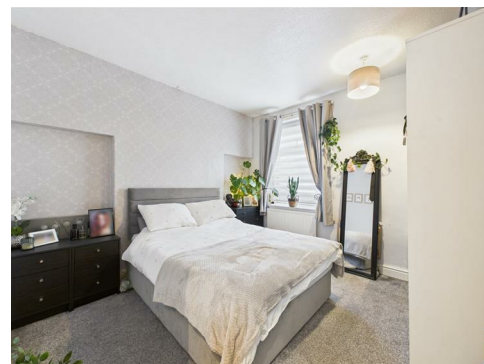
## Bathroom



Double-glazed frosted window to the side, bath with thermostatic shower, vanity unit with inset wash hand basin, radiator, vinyl floor, W.C.

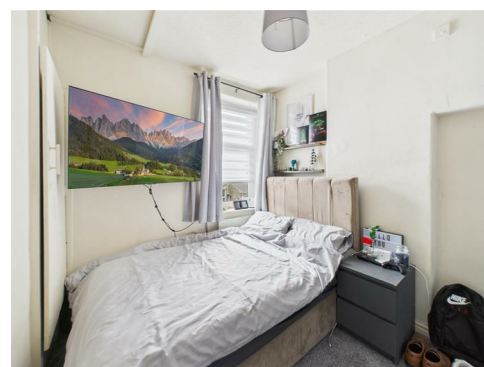
## First Floor

## Bedroom One



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

## Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator, cupboard housing Vaillant combi boiler.

## Outside



Rear yard with gate to access road.

## Useful Information

Tenure Freehold  
Council Tax Band (A) £1,605



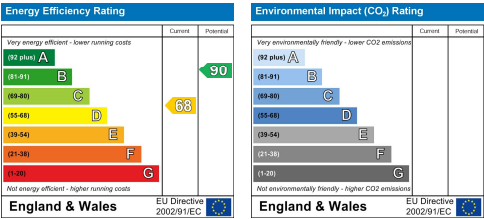
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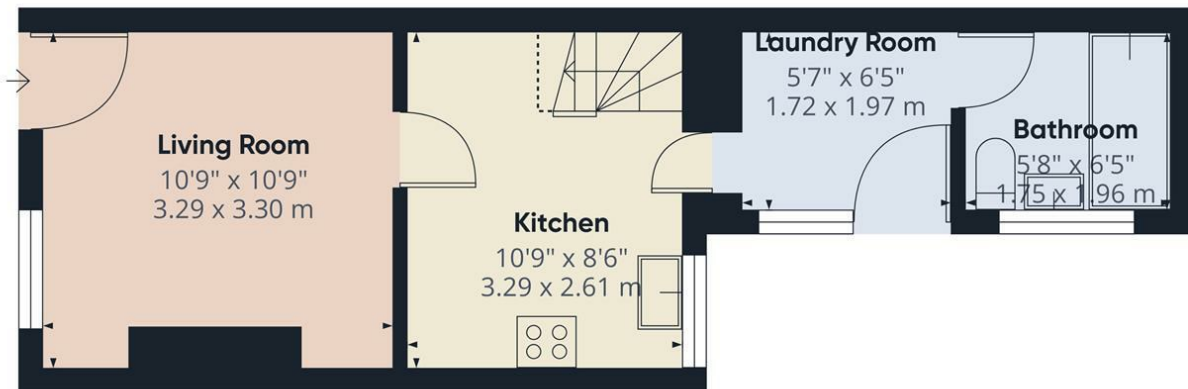
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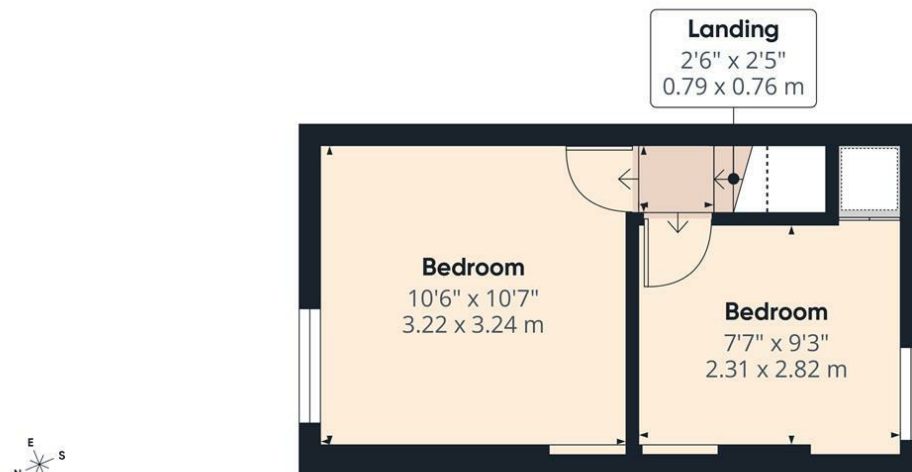
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

481 ft<sup>2</sup>  
44.7 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(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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