

## 3 Regent Street, Lancaster, LA1 1SG



**£350,000**



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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

Spacious four-bedroom Victorian terraced home arranged over four floors, showcasing high ceilings and a selection of attractive period features.

Previously let to professionals, as a licensed HMO, the property offers generous and well-proportioned accommodation throughout. The ground floor includes a bright lounge with a bay window, a separate dining room, and a well-fitted kitchen. A useful cellar with good head height provides additional storage or potential for further use.

To the first floor are two bedrooms and a shower room, while the second floor offers two further bedrooms, creating flexible living space suitable for a range of buyers.

Externally, there is a spacious rear yard with a patio area, ideal for outdoor seating and low-maintenance living.

Location – Regent Street is an attractive residential street lined with characterful period properties, ideally positioned within easy reach of the city centre. Residents can enjoy a wide range of independent shops, restaurants, cafés and cultural venues all close by, making it a highly convenient place to live.

The area is particularly popular with families, with well-regarded schools nearby including the Lancaster Royal Grammar School and Lancaster Girls' Grammar School, while Ripley St Thomas Church of England Academy is also within comfortable walking distance.

For those who enjoy the outdoors, the Lancaster Canal is just a short stroll away, offering scenic walks leading out towards the surrounding countryside.

## Entrance Vestibule

Door to the hallway

## Hallway



Stairs to the first floor, carpeted floor, radiator.

## Lounge



Double glazed bay window the front, window seat, carpeted floor, radiator, picture rail.

## Dining Room



Double glazed window to the rear, built in cupboards, laminate floor, radiator.

## Kitchen



Double glazed windows to the rear and side, range of matching wall and base cabinets, feature fireplace currently closed off, double glazed door to the spacious rear yard, four plate electric hob and extractor hood, electric oven, space for fridge/freezer, stainless steel sink, door to the cellar, laminate floor, radiator.

## Cellar

Window to the front, gas and eclectic meters, power and light.

## First Floor landing

Stairs to the second floor.

## Bedroom One



Double glazed windows to the front, built in storage cupboard, carpeted floor, radiator.

**Bedroom Two**

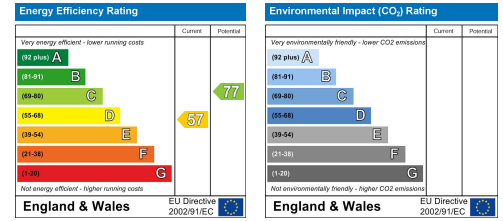


Double glazed window to the rear, carpeted floor, radiator.

**Bedroom Three**



Double glazed window to the rear, built in storage cupboard, carpeted floor, radiator.



**Shower Room**



Double glazed frosted window to the rear, double shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, cupboard housing the combi boiler, heated towel rail, storage cupboard, vinyl floor, extractor fan, W.C.

**Bedroom Four**



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

**Second Floor Landing**

Under eaves storage space with a double glazed Velux window.

**Outside**



Spacious rear yard with a patio area and gate to access road.

**Useful Information**

Tenure Freehold  
Council Tax Band (C) £2,225  
No Onward Chain  
Previously used as a licensed HMO for many years and let to professionals.



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