

## 41 Regent Street, Lancaster, LA1 1SQ



**£425,000**

Stunning Four-Bedroom Mid-Terrace Townhouse in the Heart of Lancaster

This exceptional four-bedroom mid-terrace townhouse is bursting with original charm and period features throughout. Thoughtfully extended to create a fourth bedroom and a larger kitchen space, this home effortlessly combines traditional character with modern family living.

From the moment you step inside, you'll be captivated by the high ceilings, large, airy rooms, and the wonderful period details that bring the property to life. The open-plan lounge and dining room create a fantastic living space, complete with a cosy log burner in the lounge and a beautiful stone fireplace with an inset Aga in the dining area—perfect for family gatherings and entertaining.

The kitchen is equally impressive, flowing into a lovely breakfast room that looks out over the glorious, private rear garden—a peaceful spot to relax and unwind. The cellar is a fantastic asset, offering a utility area and plenty of additional storage.

Upstairs, the first floor offers a contemporary family bathroom, a spacious master bedroom, and a second bedroom benefiting from an en-suite shower room. The second floor features two further generously sized bedrooms, ideal for a growing family or those needing extra space for a home office or guest rooms.

Outside, the beautiful, quiet garden provides the perfect setting for morning coffee or evening relaxation.

Perfectly located in the heart of Lancaster, this home is within easy walking distance of local shops, cafés, restaurants, and the train station. Families will also appreciate

the proximity to the renowned Lancaster Boys' and Girls' Grammar Schools, as well as a range of other excellent secondary and primary schools. The property is also ideally situated for access to the Royal Lancaster Infirmary and both Lancaster and Cumbria Universities.

A truly outstanding home full of character, space, and style—early viewing is highly recommended.

### Entrance Vestubule

Tiled floor, door to the hallway.

### Hallway



Stairs to the first floor, tiled floor, dado rail, original coving, radiator.

### Lounge



Bay window to the front, fireplace with inset multi-fuel stove, built-in cupboards, original coving, carpeted floor, radiators.

### Dining Room



Feature stone fireplace with inset solid fuel Aga, quarry tiled floor, radiator, double doors leading to the kitchen.

### Kitchen & Breakfast Room



Double-glazed window to the rear, beautifully crafted kitchen cabinets finished in a period blue with complementary marble work surfaces, ceramic butler's sink, four plates ceramic Induction hub, extractor hood and two electric ovens, space for fridge/freezer, integrated dishwasher, tiled floor and door to the cellar.

Breakfast area with double-glazed doors leading onto the garden and a tiled floor.

### Cellar



Door to the front, good head height, utility area with plumbing for a washing machine, space for a dryer, stainless steel sink, storage area, gas meter, radiator.

### First Floor Landing



Stairs to the second floor, carpeted floor, radiator.

## Bedroom One



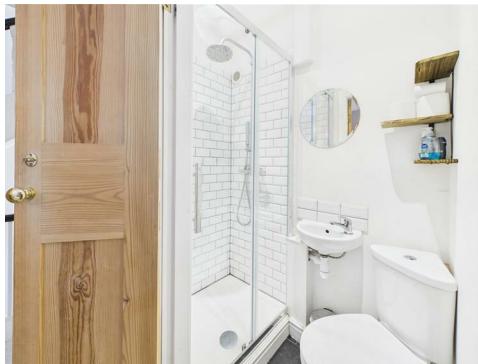
Double-glazed windows to the front, radiators, wood floor.

## Bedroom Two



Double-glazed window to the rear, feature brick wall and fireplace, carpeted floor, radiator, door to the en-suite.

## En-Suite Shower Room



Shower cubicle with thermostatic shower, wash hand basin, tiled floor, W.C.

## Bathroom



Double glazed window to the rear, free-standing claw bath with a shower attachment, wash hand basin, heated towel rail, linen

cupboard housing the combi boiler, tiled floor, radiator, extractor fan, W.C.

Tenure Freehold  
Council Tax Band (D) £2,408  
Two-storey extension to the rear  
New Boiler

## Second Floor Landing

Double-glazed window to the rear and access to the loft, which is part boarded and insulated.

## Bedroom Three



Double-glazed window to the front, radiator, wood floor and built-in cupboard.

## Bedroom Four



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

## Outside



A beautiful, fully enclosed rear garden, featuring a charming brick pathway leading to the access gate. The garden is thoughtfully designed with raised flower beds, an artificial lawn for easy maintenance, and a wonderful selection of established trees, plants, and shrubs. There's also a spacious decked patio area and a water tap. A wonderful, peaceful and private outdoor space to enjoy year-round!

## Useful Information

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	81
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

