

30 Portland Street, Lancaster, LA1 1SY



£275,000

Charming Terrace with Cellar & Loft Room - Portland Street

Situated on the ever-popular Portland Street in the heart of Lancaster, this well-presented two-bedroom mid-terrace offers an impressive amount of space and versatility, all within walking distance of the city centre and train station.

The ground floor features two reception rooms alongside a modern kitchen, with access out to the rear yard. Downstairs, the converted cellar provides a fantastic additional room, perfect for use as a home office, playroom, hobby space or simply extra storage.

On the first floor are two bright double bedrooms, both benefiting from fitted wardrobes, along with a stylish modern bathroom. The space continues to the second floor, where a loft conversion, completed over 30 years ago, provides another useful and versatile room, ideal for guests, working from home or storage.

With flexible accommodation across four levels and an excellent central location, this is a fantastic opportunity for first-time buyers, or anyone looking for a characterful home with plenty of additional space.

Entrance Hallway

Entrance vestibule, carpeted, radiator, stairs to first floor.

Lounge



Carpeted, large double glazed bay window to front, electric fire, radiator.

Dining Room



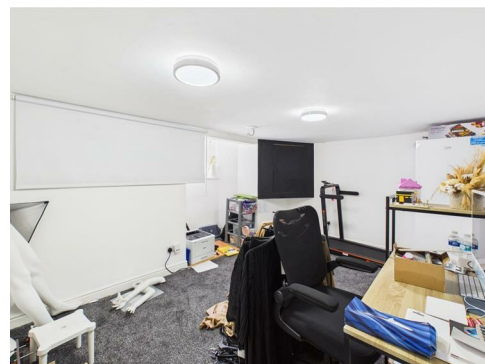
Carpeted, radiator, large double glazed window to rear, access to cellar room.

Kitchen



Tiled floor, tiled walls, double glazed window to rear, matching wall and base units, five ring gas hob and electric oven, space for washing machine and freestanding fridge/freezer.

Cellar Room



Carpeted, radiator, double glazed window to front.

First Floor Landing

Carpeted, storage cupboard, stairs to loft room.

Bathroom



Vinyl tiled floor, tiled walls, bath with overhead thermostatic shower, radiator, frosted double glazed window to rear, POTTERTON combination boiler in storage cupboard, sink with storage and W.C.

Bedroom One



Carpeted, double glazed window to front, radiator, large fitted wardrobes.

Bedroom Two



Carpeted, large radiator, large double glazed window to rear, fitted wardrobes.

Loft Room/Bedroom Three



Carpeted, two double glazed Velux windows, radiator.

Outside



Outdoor tap, access to alley.

Useful Information

Tenure Freehold
Council Tax Band (B) - £1,914.17
Boiler 4 years old
All new doors and windows in December 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

