

21 Portland Street

City Centre, Lancaster, Lancashire, LA1 1SZ

£325,000



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A beautiful period home full of original character and features. Not many city centre homes can boast a garden, views and generous, spacious living. With 4 bedrooms (one is ensuite), you won't want to miss this stylish Victorian home.

A brief description

Portland Street is a superb family home and a fine example of how a period home should be.

This home does not fail to impress with its original features and character starting from the front entrance door, welcoming hallway, and beautiful bespoke, handmade sash windows. Throughout the ceilings are high adding to the period character of the home.

There are four bedrooms, all of which are double rooms (one is ensuite), a spacious bathroom and two reception rooms which have been made open plan to suit family living.

The stylish kitchen is light and bright, complemented by solid wooden work surfaces and space to casually dine. There are 2 large cellar rooms and a fabulous rear garden with wildlife pond.

A family home not to be missed.



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property, flooring, wall coverings and so on will not match the real property.
Plan produced using PlanIt.

Key Features

- A beautiful period home
- 4 bedrooms (one is ensuite)
- Open plan lounge diner
- Fabulous kitchen diner
- Many original features
- Bespoke sash windows
- Well stocked wildlife garden
- Double cellar rooms
- Highly desirable city centre location

Where is Portland Street?

Welcome to Portland Street, a residential city centre street which is always in high demand.

Live here and you can walk in to the city centre and enjoy the vibrant cultural mix that living in a University city offers. Why not stop and enjoy a coffee at Atkinson's Coffee shop before exploring the Independent shops and boutiques? Filberts bakery for daily fresh bread is almost on your doorstep.

Enjoy dinner at The Borough. Take a stroll around the city and enjoy one of the many museums, theatres or even go to the cinema. Take a stroll along the canal, enjoying a drink at one of the canal's wine bars or grab your bicycle and cycle into the countryside. It's all easily possible when you live here.

Lancaster train station is just a 5-minute walk connecting Lancaster to London in just over 2 hours.

Families will also be pleased to know that many of the area's top schools are in the catchment area including Dallas Road Primary School and both the Boys and Girls Grammar Schools.





4



3



2



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The spacious hallway

This home a lovely, welcoming feel as soon as you enter the hallway. The stairs are straight ahead of you and access to all the ground floor rooms can be gained. This space has retained some original features which is wonderful to add extra character to this charming abode.

The open plan living rooms

The sophisticated premium living space will appeal to buyers. Both the lounge and dining rooms are open plan to one another, creating a brilliant light filled space to relax, dine or entertain.

To the centre of the living room is an original style open fireplace complete with mosaic tiles and a feature surround which has to be the main focal point of this room. To the front elevation is a double glazed bay window which lets the light flood into the front room and the floorboards are on show which continue through into the dining area.

The dining room looks out into the rear garden and will be the perfect space to enjoy a sit down meal with the family in the evenings. The room features an original glass fronted cabinets which provides great storage and helps to add extra character to this already charming room. The owner has decorated this space in a neutral style which helps the open plan living and dining spaces to flow continuously together.

The spacious kitchen diner

Buyers are bound to be impressed with how the owner has designed and presented the kitchen area which also has been extended allowing further space to dine.

There are wooden work surfaces which offer space to prepare your meals and both the double electric oven and gas hob have been integrated, complete with a concealed extractor fan. Further space is available for all those white goods which we use on a daily basis and from the sink area there is a window which looks out to the side elevation.

To the far end of the kitchen there is a small step down into the additional dining space which we think will be the perfect area to enjoy your Breakfast. The room has been decorated in a lovely, vibrant fashion and there is such a bright feeling thanks to the Velux window, the sliding patio doors to the rear and glazed door leading out to the garden at the side of the home.

The cellar rooms

The cellar access is just off the far end of the hallway and steps here lead down underneath the two reception rooms. This is a brilliant space for storage and also houses the meters for the home.

The cellar also has power, light and hides away the boiler for the home.

The Upper floors

Up on the first floor there the master bedroom which runs the full width of the home. The room looks over the front of the home from the two double glazed sash windows. To the centre of the room is a feature original style fireplace and the floorboards have been exposed which complements the neutral decoration.

Also to the first floor is the second double bedroom overlooking the garden to the rear of the property which is used at the moment as the owners home office. To the far end of the first floor there is a wc which is separate to the three piece bathroom where a further toilet can be found. The bathroom has been partially tiled with Fired Earth tiles and also offers a shower above the bath.

Up on the top level there is another double room to the front of the home with its own double glazed Velux window and three piece en-suite shower room. This room however is currently used as another seating area whilst the bedroom to the rear is used as a double room which allows great views over the garden and out towards the Ashton memorial.

What we like

We love the location of this home.

So handy for lovely, peaceful walks along the canal and out into the countryside, yet with the city centre and all the high street shops and amenities on your doorstep.



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The beautiful garden

The front of the home has a yard area with two planted beds and further space to add some potted plants for extra colour to add to the kerb appeal. Access to the main entrance is also available from the front courtyard area.

Once you are round to the rear of the property there is your very own private oasis to enjoy. There are several spaces where you can sit and relax in this beautiful space whilst a lawned garden area is there for the kids to play.

To the far end of the attractive garden there is a timber constructed summerhouse which has its very own power supply.

Permit Parking

Portland Street offers a residents parking scheme. Residents can purchase permits from the council for a small yearly fee and visitor passes can also be obtained from Lancashire County Council for when you have guests over. These allow you to park on Portland Street and also neighbouring streets of the same zone.



Extra Information

- There are many original features throughout
- The double glazed sash windows have all been specially made to retain the character of the home
- This home is gas central heated. The gas combination boiler is located in the cellar
- The en suite bathroom is just 18 months old
- Residents Permit Parking is in operation
- This home is council tax band C

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