



3 Kensington Road, Lancaster  
£245,000







## 3 Kensington Road

Lancaster, Lancaster

Bay fronted terraced house in South Lancaster! Step into perfect modern living with beautiful features, open plan kitchen/dining, stylish bathroom, and tranquil south-facing yard. Outhouse and low-maintenance garden. Ideal for modern living.

Council Tax band: B

Tenure: Freehold

- Terraced House
- 3 Bedrooms
- Bay Fronted Lounge
- Original Features & Modern Styling
- Open Plan Kitchen & Dining Room
- Contemporary Bathroom
- South Facing Yard with Decking
- Sought After South Lancaster
- Great Local Amenities
- Transport & Travel Links









### **Welcome Home**

Step inside Number 3 and prepare to be impressed. The attention to detail shown by the owners in renovating this family home is apparent from the first entrance. A new sage green composite front door makes a safe and secure entrance to the vestibule. Original mosaic tiles are the perfect welcome and throughout the house you will find beautifully restored original features complemented perfectly by fresh, modern décor. The stripped and stained floorboards of the hallway continue through to the bay fronted lounge. In the lounge you will find a deep window to the bay and the brick chimney breast exposed framing a wood burning stove which sits on a slate tiled hearth. Olive green walls complement the ceiling cornice.

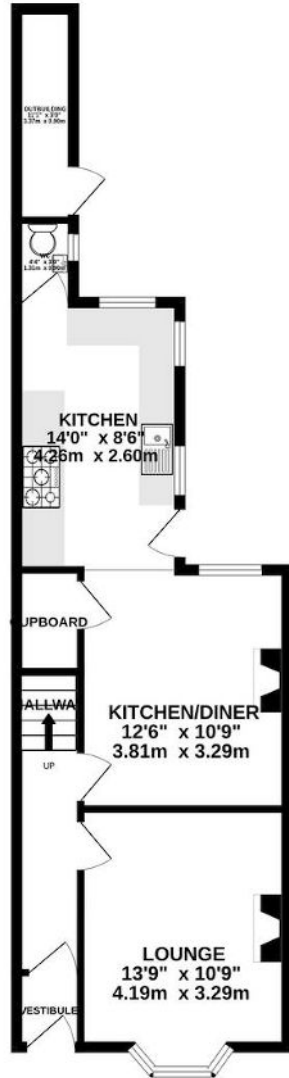
### **Open Plan Kitchen Diner**

The dining room is open plan with the contemporary kitchen and having dual aspect windows this living space is flooded by natural light from the south and west. White painted floorboards reflect the light and are complemented by warm muted tones in the décor. The open plan kitchen has integrated appliances including a double oven and five ring gas hob. There is an integrated stainless steel and glass extractor hood. White cabinets, solid wood counter tops, ceramic floor tiling and white subway splash back tiling completes the look. A modern WC/ cloakroom completes the ground floor accommodation.

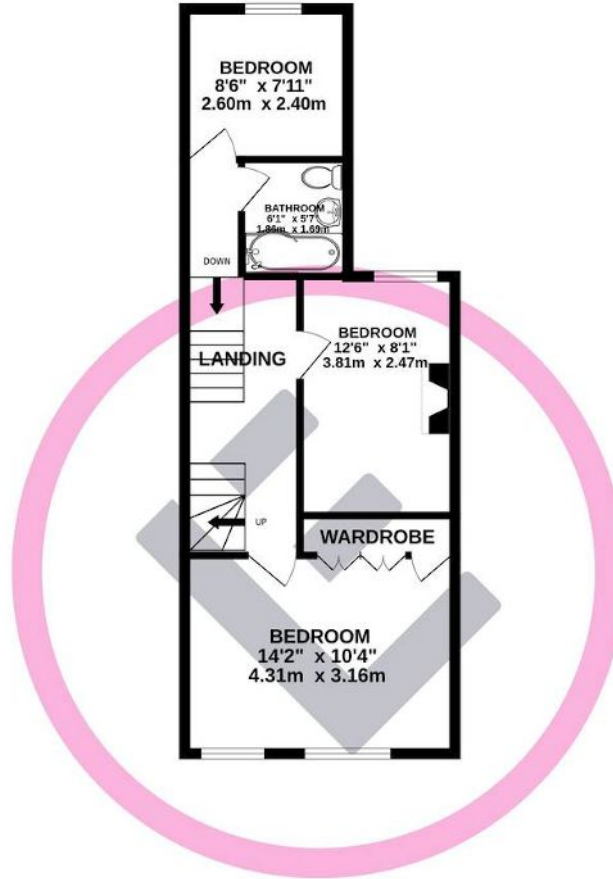




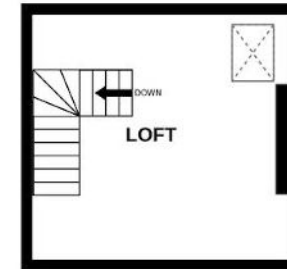
GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

You can include any text here. The text can be modified upon generating your brochure.

