





## Inside The Home

Entry to the property is via a composite front door, opening into a hallway. To the left, you are greeted by a beautifully decorated lounge, finished in soft pastel neutral tones that create a calm and inviting space. A charming box bay window allows natural light to pour in, while a multi-fuel stove forms an attractive focal point, perfect for cosy evenings. To the rear of the property, a thoughtfully designed stunning open-plan kitchen and dining space has been created, ideal for modern family living. The kitchen features a stylish blue and white shaker-style design with integrated appliances and a central island that doubles as a breakfast bar, offering both practicality and a sociable layout. There is also a useful understairs cupboard providing additional storage. The space is further enhanced by two sets of double patio doors, which lead out to the rear garden and fill the room with natural light. Contemporary fittings and finishes complete this impressive area.

To the first floor, there are two well-proportioned double bedrooms and a comfortable single bedroom, making the property ideal for families. The family bathroom is modern in design, featuring a freestanding roll-top bath with elegant claw feet alongside quality fittings, creating a stylish and relaxing space. The loft is boarded, offering excellent additional storage. The boiler has been replaced within the last three to four years and has been serviced annually, providing peace of mind for prospective buyers.

Overall, this is a beautifully presented home, perfectly suited to family life, ideally located for access to the city centre and well-regarded local schools.

## Let's Take A Closer Look At The Area

Situated in the popular Bowerham area of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away. With a range of local and national shops, eateries and landmarks including the stunning Williamson Park, there is much to explore and enjoy.

## Let's Step Outside

To the front, the property benefits from a well-maintained garden, laid to lawn and bordered by a low brick wall, creating an attractive and defined frontage. A driveway provides off-street parking for two to three vehicles and leads to a detached garage positioned to the side of the property.

To the rear, the garden has been thoughtfully landscaped to offer both practicality and enjoyment. A paved seating area provides the perfect space for outdoor dining and entertaining, with steps leading up to a well-kept lawn. The garden is complemented by established bushes and secure fencing, creating a private and enclosed environment, ideal for families. A gated side access further enhances convenience and security.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN114791

## Council Tax Band

This home is Band C under Lancaster City Council.

## Viewings

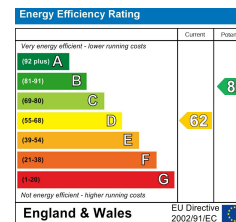
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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