



56 Westham Street, Lancaster, LA1 3AU

A fantastic, recently renovated two bedroom terraced home in the popular Primrose area of South Lancaster. Within walking distance of shops, schools and the city centre, this property is the perfect base for students, couples and young professionals.

The ground floor has been recently tanked and damp proofed, with a brand new fitted kitchen and fresh décor, it's just waiting for you to move in and add your mark. Upstairs two double bedrooms have been redecorated to provide a blank canvas with floor coverings left for you to choose to suit your lifestyle. A three piece bathroom sits to the rear of the ground floor, with the flat roof having 5 years guarantee remaining giving you peace of mind that no major work will be needed for years to come. A small rear courtyard garden offers secure outdoor space, with the nearby green spaces of Scotch Quarry and Williamsons Park ideal for pet owners.

Don't miss out on the opportunity to make this updated, conveniently located house your stunning new home! Contact us today to book a viewing.

Sold with no onward chain.



Location

Situated on Westham Street in Lancaster, you are conveniently located with shops, restaurants and pubs just a stone's throw from the property. Walkable to the city centre, University of Cumbria and excellent local primary schools. With on street parking, it's the ideal hub for young professionals and couples. For pet owners the nearby Scotch Quarry and Williamson's Park offer open green spaces to enjoy and exercise.

Living Room

11'8" x 10'11" (3.56 x 3.35)

This well-proportioned living room at the front of the house is a blank canvas to create your ideal space for relaxing and entertaining. Recently damp proofed and insulated, the bright white room features a double glazed window on the front aspect, providing natural daylight, with a central ceiling light for evening use. A sealed and vented fireplace forms the focal point of the room, with alcoves either side, one side featuring built in storage cupboards which house the utility meters and updated consumer unit. A double panel radiator adds to the comfort, with new skirting boards adding to the fresh feel. With flooring left to add, you can decide on the look and finish of the room, knowing that it will be warm and dry for years to come thanks to the recent works undertaken.

Kitchen

10'11" x 10'0" (3.35 x 3.05)

A new contemporary fitted kitchen with a tiled backsplash sits at the centre of the house, with a double glazed window out to the rear yard providing natural light. Featuring a four ring ceramic hob, integrated Beko oven, an overhead extractor fan and a sink and drainer set into the light wood laminate worktop. A double panel radiator sits beside the new internal door to the living room, with space for a small dining table. A deep understair cupboard provides storage space to keep the clean, minimal feel of the home. An open doorway leads through to the vestibule by the external door to the yard and the new internal door to the bathroom at the rear.

Bathroom

7'2" x 5'10" (2.19 x 1.78)

A well-presented bathroom sits at the rear of the ground floor with a frosted double glazed window on the side aspect. The

suite includes a modern P-shaped bath with overhead shower, a new pedestal sink, a low flush toilet and a newly installed heated towel rail. With neutral tiled walls, two ceiling lights and a new warm wood internal door, you can choose the flooring to complete this modern bathroom.

Landing

2'7" x 2'7" (0.81 x 0.81)

A wooden hand rail leads up the stairs to a small landing providing access to the two double bedrooms. A small overhead hatch provides access to the attic with a wall-mounted light for evening use.

Bedroom 1

11'9" x 10'11" (3.59 x 3.34)

A spacious double bedroom at the front of the house features a double panel radiator beneath the double glazed window, with a central ceiling light above. With ample space for a double bed and storage solutions, the white painted walls and unfinished floor give you free reign to create your comfortable master bedroom. Sockets on all walls and slim alcoves either side of the chimney breast afford you flexibility in its configuration.

Bedroom 2

10'2" x 8'2" (3.11 x 2.49)

The second double bedroom boasts a double glazed window overlooking the courtyard garden, with a double panel radiator below. Great for use as a bedroom, home office or hobby room, a deep over stair cupboard features hanging space and shelving and houses the Worcester boiler for the property. The room features multiple double sockets and the Openreach fibre connection, with flooring left to add to finish the room.

Attic

An attic space above the house offers additional storage, with an access hatch above the landing. The roof space has been upgraded with insulated boarding between the joists, improving the energy efficiency of the home.

Rear Garden

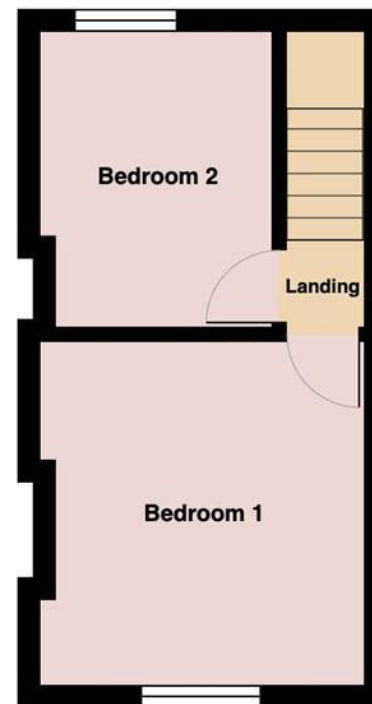
A small courtyard garden offers outside space for seating and plants. Stone walls and a rear access gate make it a safe and secure space for children and pets.

Additional Information

Sold with no onward chain. Freehold. Council Tax Band A. Openreach fibre connection.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Your Award Winning Houseclub

