



1, Thornfield Ashton Road, Lancaster, Lancashire, LA1 5AG

Upgraded throughout by the current owners and offering the perfect blend of character features with contemporary finishes, is this impressive five bedroom double fronted family home in central Lancaster. Ready to move in, the sizeable property boasts well presented & versatile living accommodation spread over four floors, including a master bedroom with ensuite shower room and cleverly used functional basement rooms. Located within moments of Lancaster city centre, the attractive property lies in an ideal position to access the wide range of amenities that the historic city has to offer including a multitude of high street shops, ample restaurants, bars and supermarkets, that are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the University of Lancaster and further afield, the M6 motorway lies just over three miles away. The internal layout briefly comprises on the ground floor of a welcoming entrance hall, an inviting lounge complete with feature fireplace with log burner and a stylish open plan kitchen / diner with integral appliances. The basement floor provides a brilliant play room for children as well as doubling up as a study, along with a generous utility room with WC and a workshop / storage room. To the first floor is the master bedroom with an ensuite shower room, a second excellent sized double bedroom and a desirable four piece bathroom suite, with the remaining three double bedrooms occupying the second floor and all boasting built in storage. Externally, a recently paved rear garden allows plenty of room for a table and chairs, along with raised flower beds and further potted plants. Off road parking can be found to the side of the property with further on street parking also available.



Ground Floor	
Entrance Hall 3'7" x 4'6" (1.11 x 1.38)	
Victorian style floor tiles, stained glass door & windows, ceiling light.	
Lounge 11'0" x 16'4" (max measurement) (3.36 x 5.0 (max measurement))	
Double glazed bay fronted room with feature fire place and log burner, under floor heating and ceiling light.	
Kitchen 9'5" x 16'4" (2.88 x 4.99)	
Modern fitted kitchen with a range of base and wall mounted units, integral appliances including fridge & freezer, four ring gas hob, electric fan oven, dishwasher, sink and drainer unit. Double glazed window to rear and side aspects, underfloor heating, solid wood flooring and ceiling lights.	
Dining Area 9'5" x 13'1" (2.88 x 4.0)	
Double glazed bay fronted room with feature fire place, under floor heating, solid wood flooring and ceiling lights.	
Basement Floor	
Play Room / Study 9'2" x 14'11" (2.8 x 4.57)	
Versatile room currently used for home working and as a play room. Radiator, window to front and ceiling light.	
Workshop & Store 8'3" x 9'2" (2.52 x 2.8)	
Access to meter cupboard, window to front, ceiling light.	
Utility Room 11'1" x 8'6" (3.4 x 2.61)	
Plumbing for washing machine and space for dryer, radiator and ceiling light.	
WC 5'11" x 2'11" (1.81 x 0.91)	
Low flush wc, wash hand basin, ceiling light	

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First Floor	
Bedroom One 12'5" x 11'2" (3.8 x 3.41)	
Double bedroom. Double glazed window to front aspect, radiator and ceiling light.	
Ensuite 5'7" x 5'3" (1.71 x 1.61)	
Three piece suite comprising a large walk in shower, low flush wc and a pedestal wash hand basin. Towel radiator and ceiling light.	
Bedroom Two 12'9" x 13'0" (3.91 x 3.97)	
Double bedroom. Double glazed window to front aspect, radiator and ceiling light.	
Bathroom 9'5" x 10'0" (max measurement) (2.89 x 3.07 (max measurement))	
Four piece suite comprising a stand alone claw foot bath, a walk in shower, low flush wc and a pedestal wash hand basin. Solid wood flooring, radiator, double glazed windows to side and rear aspects, ceiling lights.	
Second Floor	
Bedroom Three 10'1" x 10'5" (excl. built in storage) (3.09 x 3.18 (excl. built in storage))	
Double bedroom. Built in storage, 2x Velux windows, radiator and ceiling light.	
Bedroom Four 9'11" x 10'7" (excl. built in storage) (3.03 x 3.25 (excl. built in storage))	
Double bedroom. Built in storage and cupboard, Velux window, radiator and ceiling light.	
Bedroom Five 8'4" x 13'11" (max measurement) (2.56 x 4.26 (max measurement))	
Double bedroom. Built in cupboard, double glazed window to rear aspect, radiator and ceiling light.	
External	
Parking to the side of the property for 1-2 cars plus on street parking. Paved rear garden with plenty of space for a table and chairs, raised flower beds and room for potted plants.	

Additional Info
The property has also been completely re-wired and had a new roof since the current occupiers have owned it.





