





Inside The Home

Accessed via an attractive open porch archway, this well-presented mid-terrace home offers spacious and versatile accommodation ideally suited to family living. Upon entering, a welcoming hallway provides access to the reception rooms and benefits from useful understairs storage. To the front of the property is a bright and inviting lounge, tastefully decorated in modern tones and featuring a large bay window that fills the room with natural light. The focal point of the lounge is the open fire place, enjoy a roaring fire in the winter cosying up to read a good book or watch your favourite shows. To the rear, the dining room provides an excellent space for family meals and entertaining, with patio doors opening into the adjoining sun room and another beautiful open fire place. This additional living area benefits from a skylight, creating a bright and airy space that can be enjoyed throughout the year. The kitchen is presented in good condition and includes a recently fitted oven, offering practical and functional workspace for everyday use.

To the first floor are two generously sized double bedrooms one benefiting from fitted wardrobes and a further single bedroom, ideal as a child's room, home office or nursery. The family bathroom comprises a modern three-piece suite and has been tastefully updated, including a recently installed shower. A permanent staircase leads to the spacious loft room, which is currently utilised as a bedroom and storage area. Benefiting from two velux windows, this versatile space enjoys excellent natural light and offers a range of potential uses, subject to any necessary consents.

Overall, this is a well-maintained and deceptively spacious family home, conveniently located close to the city centre and a wide range of local amenities.

Let's Take A Closer Look At The Area

One of Lancaster's most popular residential areas hosts this superb period property which is ideal suited to the growing family. Ulster Road in Bowerham is within walking distance of the Royal Lancaster Infirmary, the University of Cumbria, Williamson Park and the Ashton Memorial and is walkable into the city where there are transport links, Landmarks and amenities aplenty. The Train Station sits on the West Coast

mainline meaning a number of highly popular cities are a direct train away. Junctions 33 and 34 of the M6 are a short drive away by car and there are bus routes to the University and further afar emanating from nearby Bowerham Road. The city hosts Lancaster Castle, the Priory and a host of other fabulous architecture and structures as well as a wide range of shops, bars and restaurants for those who like the hustle and bustle of city life.

Let's Step Outside

To the front of the property is a low-maintenance paved garden with a flowered path border, creating an attractive approach to the home while providing practical outdoor space. The rear garden has been thoughtfully landscaped with a section of artificial grass and seating area providing an enjoyable and easy-to-maintain outdoor area. Enclosed by fencing for privacy and security, the garden offers ample space for seating, entertaining and family enjoyment. A gate to the rear provides convenient access to the alleyway beyond, adding further practicality to this well-presented home.

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: LA859981

Council Tax Band

This home is Band B under Lancaster City Council.

Viewings

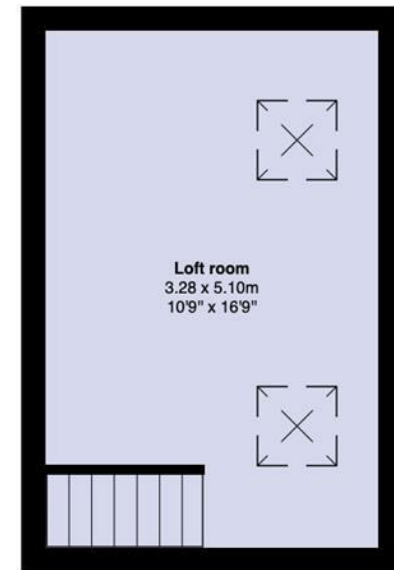
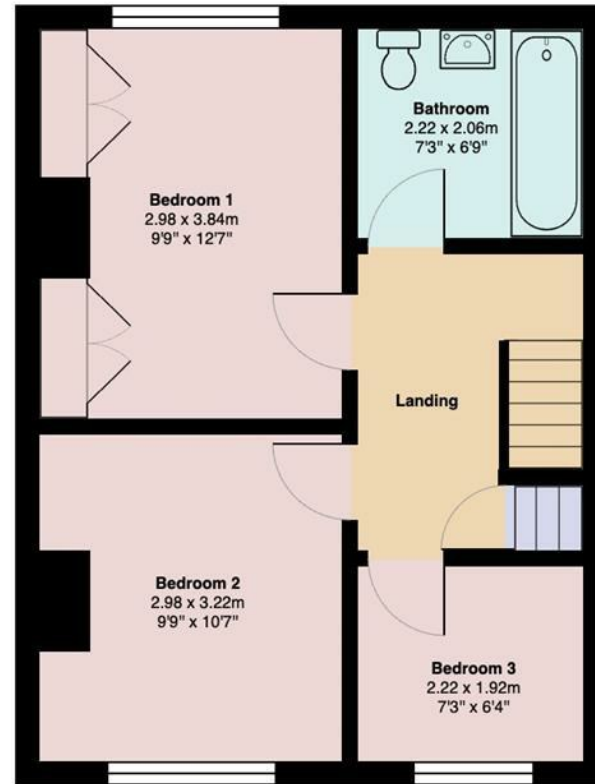
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(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

