







### The Location

Bowerham is a popular residential area known for its convenience, excellent schools and community feel. Local amenities include a range of shops, a post office, and cafés within walking distance, as well as both primary and secondary schools nearby. Lancaster city centre is around a 10-minute walk or short bus ride away, offering an even wider choice of services, retail outlets, and transport connections. For leisure, Williamson Park, the River Lune pathways, and open green spaces are all close by, offering scenic walks and green spaces to enjoy with friends, family and pets. For professionals, you have easy access to Royal Lancaster Infirmary, University of Cumbria, Lancaster University and the plethora of businesses in the city centre. The A6 leads to the M6 motorway, making it great for commuting without having to navigate the city's one way system.

The combination of everyday convenience, access to green space, and strong transport links makes Newsham Road an appealing option for couples, professionals and families seeking a home that meets both current and future needs.

### Let's Look Inside

The entrance opens into a modern kitchen at the front of the property, fitted with appliances including a Logik oven, along with space for two appliances under the worktop. The kitchen is finished with LVT flooring, featuring a breakfast bar area, and a double-glazed bay window to the front, fitted with electric remote-controlled blinds for added convenience. At the rear, the reception room offers enough space to accommodate both seating and dining areas, making it well-suited for entertaining or family use. French doors open directly onto the garden, extending the living space in warmer months. The stylish, modern décor throughout the ground floor makes it ready to move straight into.

Upstairs, the front-facing main bedroom is a well-proportioned double, featuring over-stair storage cupboards and a double-glazed window. The bathroom sits centrally on the landing and includes a grey three-piece suite with bath and overhead shower, low-flush toilet, and pedestal sink. To the rear, two further bedrooms overlook the garden and offer flexibility for use as children's rooms, guest accommodation, or home office space.

### Step Outside

The rear garden is south-facing, enclosed by fencing on all sides, and designed for easy maintenance. It includes a paved seating area and a shed for storage of garden furniture or outdoor toys. Thanks to it's positioning the garden receives good sunlight, great for entertaining in the summer months and adding greenery to make your perfect private oasis.

The front garden separates the house from the street, and is finished with custom built wooden painted planters which include under storage for recycling bins (available to buyers), adding kerb appeal. Allocated parking to the rear means no need to park on the road, a huge plus for properties in this area.

### Additional Information

Freehold  
Council Tax Band B  
EPC rating 'C'

### Room Sizes

#### Kitchen

13'8" x 9'6" (4.18 x 2.92)

#### Living Room

13'8" x 13'6" (4.18 x 4.12)

#### Bathroom

6'3" x 6'2" (1.91 x 1.88)

#### Bedroom One

13'8" x 10'8" (4.18 x 3.26)

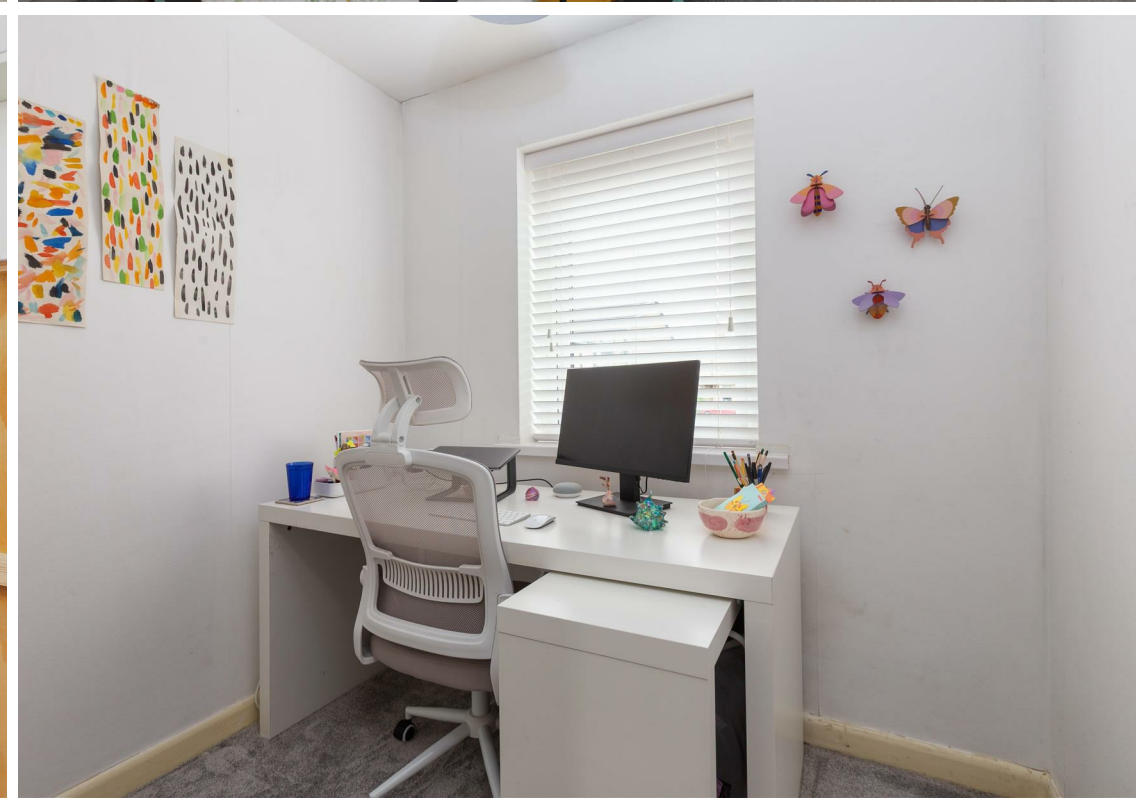
#### Bedroom Two

8'8" x 6'2" (2.65 x 1.89)

#### Bedroom Three

9'4" x 7'2" (2.85 x 2.19)

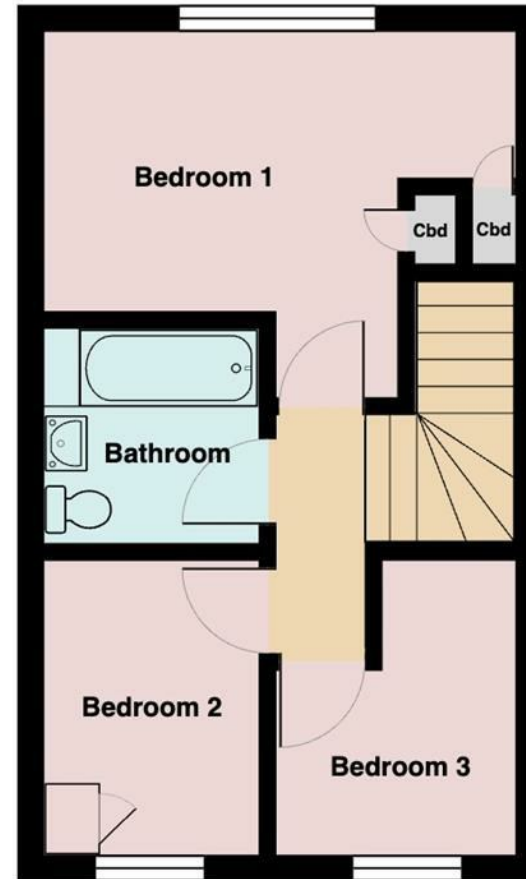
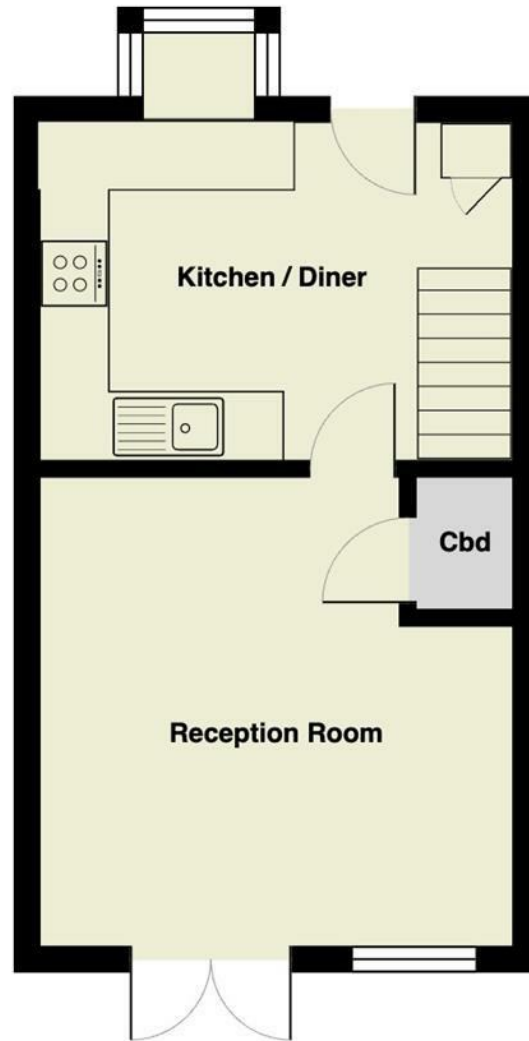




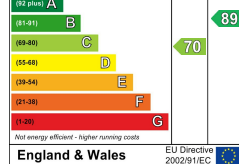








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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