



8 Cork Road, Lancaster, Lancashire, LA1 4AJ

Situated in the highly sought after Bowerham area of South Lancaster, this property is perfectly placed to make the most of suburban living with shops, schools and green spaces nearby, plus easy access to the vibrant city centre. Excellent transport links and public transport routes offer access to the local area with countryside close by and the M6 motorway within easy reach making it ideal for those who travel for work. For families, highly rated primary schools are within walking distance and you are within the catchment area for a range of local secondary schools.

The property has been cleverly designed by the current owners with modern finishes and well thought out design throughout. A contemporary kitchen diner spans the rear of the house, with space to cook, dine and relax, making it the perfect space to host friends and family. French doors lead out to the attractive rear garden, with a WC off the kitchen. To the front of the house a well-proportioned reception room, with a bay-fronted window letting in plenty of natural light, offers a private seating space to relax in the evenings.

On the first floor a modern family bathroom services the three bedrooms, with two spacious doubles with plenty of storage and a newly replastered single to the front. On the top floor, a converted attic forms a large double bedroom with dual aspect skylights and an exposed brick feature wall.

Externally a well-presented rear garden offers a sun-soaked sanctuary to enjoy the warmer weather with planting beds and a pond. An extended detached garage offers an abundance of room for vehicle storage, a home workshop and a utility room, with fitted benches and racking and a clear PVC roof letting daylight in.

This impressive property is move in ready and just waiting for you to add your mark and create your new home. Contact us today to book a viewing!



Ground Floor

Hall

15'7" x 6'6" (4.75 x 2.00)

A bright welcoming entrance hallway greets you as you enter through the glass-panes UPVC door from the front of the property. With space beside the entrance for a shoe cabinet, plus a radiator cover over the double panel radiator on the opposing wall with space to keep keys and trinkets, it's a practical space to keep the rest of the home clean and clutter-free. Polished floorboards and muted blue painted walls are in keeping with the modern feel of the rest of the home. An understair cupboard houses the consumer unit for the house and offers additional storage space for shoes and outdoor gear.

Living Room

12'11" x 11'11" (3.95 x 3.65)

A spacious living room at the front of the house boasts a double glazed bay window which floods the space with natural light. There is ample room on the polished floorboard flooring for multiple sofas and storage options, with alcoves either side of the sealed chimney breast for units. A central ceiling light sits in a ceiling rose, with coving around the room honouring the period of the house. Neutral décor provides a blank canvas for you to design the room to fit your lifestyle.

Kitchen Diner

20'0" x 13'1" (6.1 x 3.99)

A well-presented contemporary kitchen diner offers an open plan social space that the whole family can enjoy together. The kitchen features an integrated Bush oven, four ring Lamona gas hob, Cooke&Lewis extractor fan and a 1.5 ceramic sink and drainer. There is undercounter space for a washing machine, with alcove space for a freestanding fridge and freezer in the dining area. Contemporary blue cabinetry is set below the white laminate worktop, offering space for food preparation and storage. Dual aspect double glazed windows in the kitchen offer plenty of natural light with a central ceiling light for the evenings. The dining space is open to the kitchen, with the ceramic tiled floor flowing through the space giving a sense of cohesion. There is ample room for a family dining tables with pendant ceiling lights above, great for hosting family and friends. A period fireplace forms the focal point of the room with alcoves either side ideal for units and appliances. French doors lead out to the garden allowing the space to be opened up in the warmer months.

WC

3'10" x 2'11" (1.19 x 0.90)

An invaluable WC sits off the kitchen and features a low flush toilet with a cistern mounted sink. A frosted double glazed window on the side aspect provides natural light with a pendant light for the evenings. The Worcester boiler for the property, fitted in 2018 and regularly serviced, is mounted on the wall.

First Floor

Landing

8'10" x 8'2" (2.71 x 2.49)

A carpeted landing connects the bedrooms and bathroom, with a frosted double glazed window on the side aspect offering daylight and a pendant ceiling light above for evening use. Pale blue painted walls, white painted woodwork and a cream carpet give the space a bright and airy feel.

Bathroom

8'1" x 7'10" (2.48 x 2.41)

A stunning modern bathroom suite services the bedrooms, with a low flush toilet, pedestal sink and a bathtub with overhead shower. Ceramic tiled flooring and matching wall tiling gives a sleek contemporary feel, with a frosted double glazed window on the rear aspect proving plenty of natural light. A double panel radiator sits beside the entrance, with a central ceiling light above, making it a comfortable space to use anytime day or night. A built in airing cupboard with shelving provides storage space for towels, toiletries and beauty products, keeping the minimal modern feel of the room.

Bedroom 2

11'11" x 11'5" (3.65 x 3.49)

A well-proportioned and stylishly decorated double bedroom at the front of the house boasts a double glazed bay window they floods the room with natural light. There is ample room on the carpeted floor for a king size bed and bedside tables, with a built in dressing table bookended by built in wardrobes on the opposing wall. Statement wallpaper behind the bed space adds a pop of colour to the neutral walls. A double panel radiator sits by the entrance with a ceiling light, making it a warm, bright room that is a joy to retire to each evening.

Bedroom 3

11'5" x 10'4" (3.49 x 3.17)

A carpeted double bedroom sits at the rear of the house sits beside the family bathroom. With a carpeted floor and neutral painted walls, it's a blank canvas for you to design your perfect bedroom. A double glazed window on the rear aspect looks out across the gardens, with a single panel radiator mounted below. A deep understair cupboard offers plenty of space for large items and long term storage, with easy access through an internal wooden door. A pendant ceiling light makes the space bright and useable in the evenings and completes the comfortable bedroom.

Bedroom 4

7'9" x 7'4" (2.37 x 2.24)

A carpeted single bedroom at the front of the house offers a versatile space that you can tailor to your needs. With a carpeted floor, double panel radiator, pendant light and double glazed window, it's a bright practical space that can be used as a bedroom, home office or nursery.

Second Floor

Bedroom 1

15'10" x 15'9" (4.85 x 4.82)

A converted attic bedroom offers a spacious double bedroom at the top of the house. A white painted staircase leads up from the first floor landing, with a double panel radiator mounted to the handrail at the top. The carpeted bedroom has an abundance of space, with room for a double bed, bedside tables and storage units, giving you flexibility in its configuration. Dual aspect skylights sit in the vaulted beamed roof, providing natural light and views across the skyline of South Lancaster. An exposed brick wall has had shelves fitted, great for display items, with additional storage provided by the eaves space either side of the room with low level access doors. Great for use as a bedroom, or equally as appealing as an office, hobby room or snug, you can decide how to use this versatile room.

External

Rear Garden

A well-presented, private rear garden offers a space to enjoy the warmer weather with family and friends. Planting beds and established bushes add greenery to the space with a low maintenance gravel base. Fenced on all sides its a safe and secure space for children and pets to enjoy. A side door provides access to the extended garage, with a utility shed housed behind.

Garage

29'6" x 8'2" (9.0 x 2.5)

An extended nine metre long garage runs along the side of the property with fitted benches, shelving and a single glazed window into the rear garden. An up and over door from the front driveway and a UPVC door from the garden provide access, with a clear PVC roof letting in light over the work area. Ideal for vehicle storage, a home workshop or for future conversion, it's a large space that boasts a plethora of possibilities.

Utility Shed

10'5" x 5'2" (3.2 x 1.6)

A utility shed sits behind the extended garage and offers space and power for appliances, reducing noise and laundry mess within the home. Electric lighting and a window make this a useable space throughout the day and a useful addition for busy households.

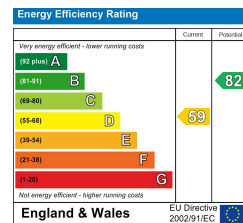
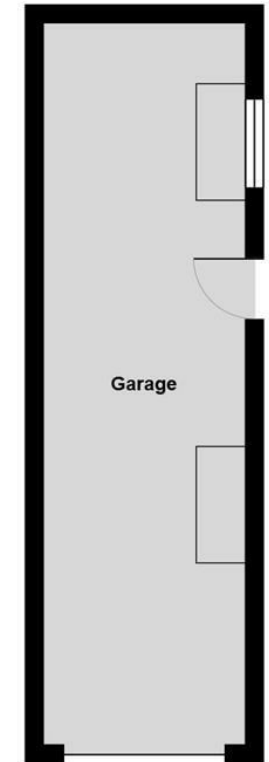
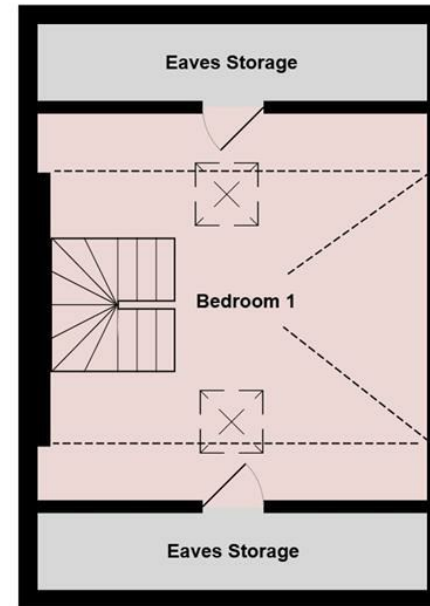
Exterior

Additional Information

Freehold. Council tax band C.







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