









### **The location..**

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.

### **The accommodation..**

A larger than average two bedroom terrace which could quite easily be made into a three if desired. The ground floor boasts an entrance vestibule into a welcoming hallway. From there, there are two spacious yet cosy reception rooms and a relatively contemporary fitted kitchen. The kitchen comprises a wealth of wall and base units with laminate work top surfaces, a one and a half bowl porcelain sink, a double gas oven and hob with overhead extractor, an integrated dishwasher and ceiling spot lighting. The first floor comprises two comfortable double bedrooms and a stylish shower room consisting of a walk in shower, a built in vanity wash hand basin and a low flush WC.

### **What is outside?**

The property has courtyard frontage and an enclosed private rear yard.

### **The situation..**

The property is to be sold with full vacant possession and there is no onward chain.

### **Additional information.**

The property has full uPVC double glazing and the Worcester gas central heating boiler can be found in the kitchen.

### **Services**

The property is serviced with gas, electricity and mains water and drainage.

### **Tenure**

The property is Freehold with title number LA629344.

### **Council Tax**

Band A via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

Available online - for further queries please contact our sales office.

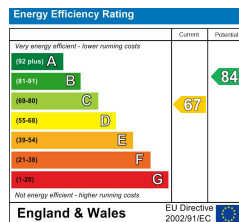
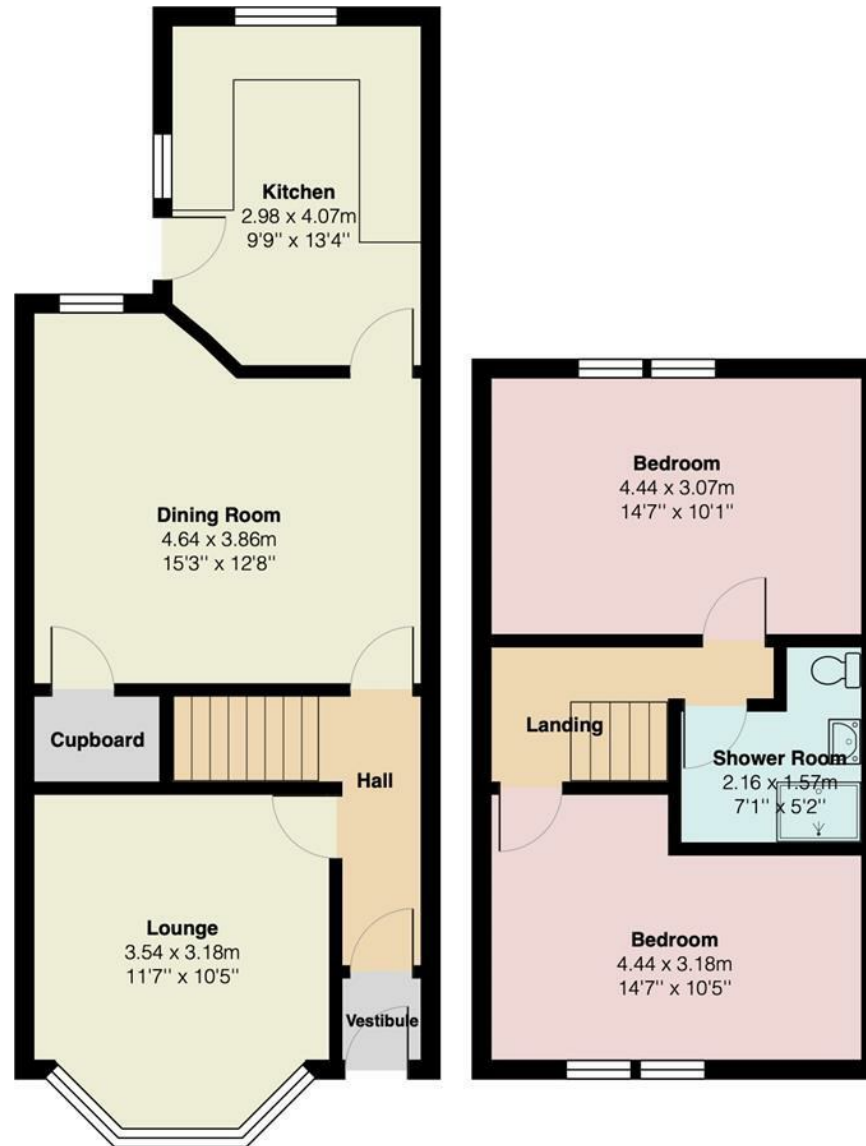














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