







## Inside The Home

This impressive end of terrace property has been thoughtfully reconfigured by the current owners to maximise space and functionality, resulting in a beautifully presented four-bedroom home finished to a high standard throughout. Entering through a double UPVC front door you'll walk into a spacious and welcoming hallway, where you'll find that the understairs area cleverly has been converted into a modern shower room. The ground floor layout has been redesigned to create a stylish lounge and an open-plan kitchen diner. The lounge features contemporary décor and a large bay window, providing an abundance of natural light, while the adjoining walls have been soundproofed for added peace and quiet. The dining area enjoys patio doors opening directly onto the paved rear garden and incorporates modern shelving, creating an ideal space for books, artwork and interior styling. This space flows seamlessly into the modern fitted kitchen, perfect for both everyday living and entertaining. To the rear of the property, a single-storey extension provides a highly practical utility area along with an additional shower room, which serves as the main family bathroom.

The first floor offers four well-proportioned bedrooms, comprising two doubles and two singles. One bedroom is currently utilised as a home office and another as a walk-in wardrobe/dressing room, highlighting the flexibility of the accommodation. The master bedroom benefits from attractive panelling and elegant décor, with a cohesive and stylish finish continuing throughout the home.

Additional features include a loft space that is half-boarded with lighting and power and solar panels. The property has undergone a full renovation, completed to an exceptional standard.

Ideally suited to families and professionals alike, the home is conveniently located for Lancaster city centre, local schools, the hospital, and the university.

## Let's Take A Closer Look At The Area

Located in the desirable Bowerham area of Lancaster, it is within walking distance of shops, amenities and the local primary school. Great as a hub for busy family life, it is a

short walk into the city centre, with transport links out to the University and motorway making it an ideal base for commuters, students and young professionals.

## Let's Step Outside

To the front of the property is a small, paved garden, set back from the street to provide a pleasant buffer from the road and an attractive approach to the home. The rear garden has been beautifully designed, featuring a brick-paved finish for low maintenance and year-round use. The space is fully enclosed with fencing and a secure gate, offering privacy and peace of mind. The garden benefits from both electricity and internet connectivity, making it ideal for outdoor working, entertaining, or future garden room potential. Within the garden there is a wooden shed and a covered wooden shelter, providing useful storage and a versatile outdoor seating or entertaining area. To the side of the property is an access yard, with the land owned by the current owners and utilised as private parking for their vehicles, a valuable and practical feature for an end of terrace home.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage. The property has had solar panels fitted.

## Tenure

The property is Freehold. Title number: LAN140526

## 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.

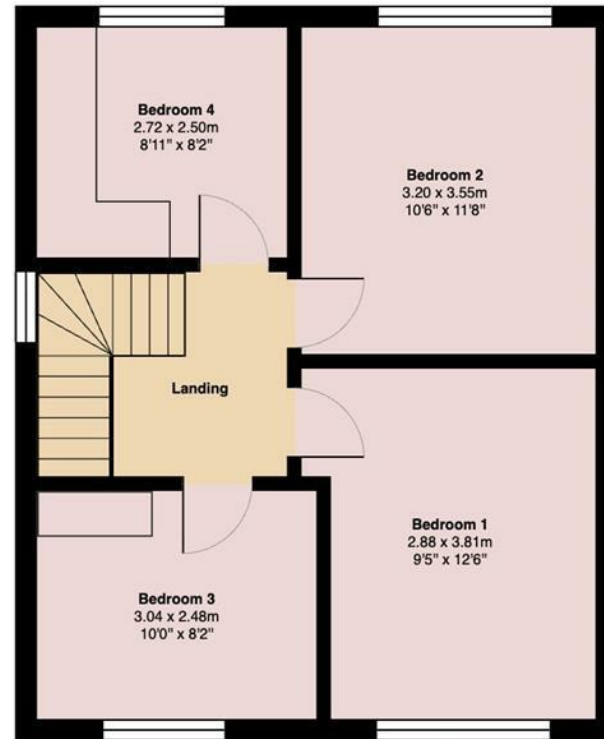












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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