



## Littlebirch

Westbourne Drive | Lancaster | LA1 5EE

MATTHEWS  
BENJAMIN



# LITTLEBIRCH

## WESTBOURNE DRIVE

Appearances are indeed deceptive, from outside this 1950s semi detached chalet bungalow has an unassuming appearance, but step inside and the interior is contemporary, stylish and has an eclectic and artistic feel that at the same time is both relaxing and energizing. Under a tiled roof, dressed sandstone elevations to both the original build and the later kitchen extension (2011) give a traditional appearance, windows, doors and aluminium sliding doors are PVC and allow light to flood in and previously wooden soffit and fascia boards have been replaced with PVC for ease of future maintenance. Delightful as it stands, Littlebirch is also a development opportunity for those seeking additional accommodation as there is planning permission to remodel the interior and build a two-storey extension.

Presently on offer, the front door opens to a generous staircase hall, a room in itself with a large square opening into the airy dining kitchen giving a sociable open plan feel, great for family life and also welcoming guests. The vendors tell us the kitchen is "always sunny" and no wonder, it has a partially vaulted ceiling with a large Velux skylight as well as PVC doors out to the rear courtyard and windows to the front garden; light comes in from all angles and the white high gloss fronted cabinets reflect the light and keep the look fresh and bright. There's plumbing for both a washing machine and dishwasher and space for a fridge freezer and condenser drier. The sitting room has a cosy feel with a south west facing square bay with sliding doors opening to the front garden. The bedroom configuration allows single level living or a ground floor guest suite with the principal double bedroom on this floor, the fourth generous single bedroom with a wall of Sharps fitted wardrobes (internally illuminated) and sliding doors out to the courtyard (this room is currently used as a home office) and a bathroom with the original 1950s' green suite which is delightfully retro and back in fashion.

Rising to the first floor and off the landing is the second double bedroom and the third, an exceptionally characterful space and perfect for children as it offers space to sleep, play or if they are older, have a study area. Both rooms have exposed roofing timbers and also great storage tucked into the under eaves spaces. These two rooms are served by a modern shower room.



## LOCATION

Westbourne Drive is a lovely place to live; a smart residential address in a quiet and leafy part of town it is within walking distance of all that the busy and bustling city of Lancaster has to offer. The Fairfield Nature Reserve is handy for a countryside walk as is the canal for a stroll along the towpath.

Lancaster has a real buzz about it with good schools, two universities, two hospitals, an established cultural and music scene, two cinemas, two theatres, a great mix of bars and restaurants and a good range of shops and professional services.

Whether you need to travel for business or love to get out and about for pleasure, transport links are to hand with convenient access onto the M6 at J34 (2.8 miles distant) and a train station (under half a mile away) scheduling regular services to Manchester, London Euston and Edinburgh on the main West Coast line. For jetting off, Manchester airport is a 65 mile drive.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.









## OUTSIDE

The gardens are a real selling point, the south west facing garden is generous in size with a large level lawn bordered by deep beds. In spring there is a multitude of bulbs, starting with snowdrop, followed by daffodils and an abundance of red and yellow tulips and then bluebells. A magnolia tree provides lovely blossom and in the corner, fittingly, a birch tree. The front and side gardens are screened from Westbourne Road by a stone wall topped with woven fencing, a gate provides pedestrian access with the driveway off Westbourne Drive, a wide entrance being open plan with next door's. It opens to a long drive providing parking for several vehicles. The side garden faces north west and enjoys the last rays of sunshine; it would be the ideal place to build a seating area and enjoy a summer bbq. The rear courtyard is a real advantage; partially sheltered by a verandah it offers somewhere to sit out or dry your washing if the weather is at all inclement. Gated it is secure for small children and dogs with pedestrian access round the side of the kitchen.

## TENURE

Freehold

## DIRECTIONS

[www.what3words.com](http://www.what3words.com) [stuff.luck.thus](http://stuff.luck.thus)

Use the postcode LA1 5EE on Sat Nav with reference to the directions below:

From the one-way system around Lancaster (the A6) turn left onto Westbourne Road signposted for the railway station. Pass the station on your right and turn left onto Westbourne Grove. Littlebirch is first on the left.

## SERVICES

Mains electricity, gas, water (all metered) and drainage. Gas fired central heating to radiators from a Vitodens combi boiler located in the kitchen. External Reolink CCTV cameras accessible via an App.

## BROADBAND

Broadband is delivered by fibre direct to the property. Potential superfast download speed of 94Mbps and 20 Mbps for uploading, Ultrafast download potential of 9000 Mbps and 9000 Mbps for uploads.

## PLEASE NOTE

Consent has been granted by Lancaster City Council on the 7<sup>th</sup> August 2023 for the "Erection of a 1.5 storey side extension, rear single storey infill extension and installation of timber fencing". To view all documentation on the planning portal ([planning.lancaster.gov.uk](http://planning.lancaster.gov.uk)) search using the reference 23/00817/FUL. Westbourne Drive is privately owned. The Westbourne Drive Residents Committee collect an annual payment of £60 (2023 figure) from each resident towards driveway upkeep.

## INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds and the Kenwood range cooker (gas hob, electric oven) are all included in the sale. Light fittings are available by way of further negotiation.

## LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band B

## GUIDE PRICE

£425,000

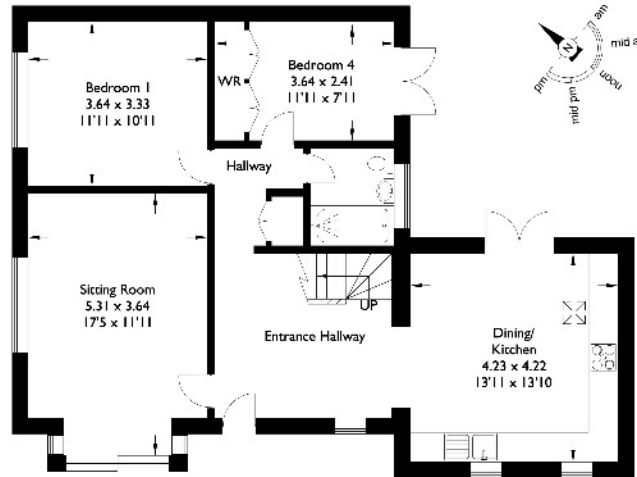
# Littlebirch

Approximate Gross Internal Area : 130.88 sq m / 1408.78 sq ft

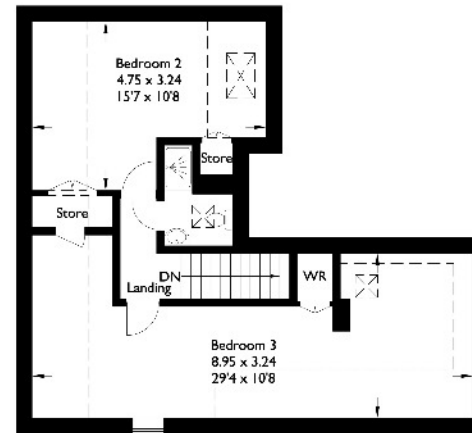
Total : 130.88 sq m / 1408.78 sq ft



----- Restricted Head Height



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

19 Castle Hill, Lancaster, LA1 1YN  
t 01524 384960  
e sales@matthewsbenjamin.co.uk

