



227 Bowerham Road  
Lancaster, LA1 4JP

House - Semi-Detached

Price Guide

£270,000

# 227 Bowerham Road Lancaster, LA1

House - Semi-Detached

**MIGHTYHOUSE**  
ESTATES

## Overview

- NO CHAIN
- THREE BEDROOMS
- OPEN PLAN KITCHEN / DINING ROOM
- POPULAR BOWERHAM AREA
- SHORT DISTANCE TO WILLIAMSON PARK
- SEMI-DETACHED
- THREE BATHROOMS
- CONVERTED GARAGE & ATTIC ROOM
- WITHIN WALKING DISTANCE TO THE CITY CENTRE
- RENOWNED SCHOOLING NEARBY

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### Entrance Vestibule

Door to the hallway.

### Hallway

Stairs to the first floor, carpeted floor, radiator, understairs storage cupboard.

### Lounge

Double-glazed bay window to the front, double wood doors opening into the dining room, fireplace, carpeted floor and radiator.

### Open Plan Kitchen/Dining Room

Double-glazed windows to rear and side, range of matching wall and base units with complimentary work surfaces, breakfast bar, four plates electric hob and oven, extractor hood, plumbing for washing machine, wood effect laminate floor, space for fridge/freezer. Dining area with space for table and chairs.

### First Floor Landing

Double-glazed window to the side, stairs to the second floor.

### Bedroom One

Double-glazed window to the front, built-in storage cupboard, carpeted floor, radiator.

### Bedroom Two

Double-glazed window to rear, carpeted floor, radiator.

### Bedroom Three

Double-glazed window to the front, carpeted floor, radiator.

### Bathroom

Double glazed frosted windows to side and rear, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, built-in linen cupboard housing Vaillant combi boiler, laminate floor, radiator, W.C.

### Second Floor Landing

### Attic Room

Double glazed velux window and double glazed window to rear, radiators, carpeted floor.

### En-Suite Bathroom

Double-glazed frosted window to rear, panelled bath with electric shower, wash hand basin, extractor fan, heated towel rail, vinyl floor, W.C.

### Walk In Dressing Room

Walk-in dressing room with storage space.

### Converted Garage

A detached former garage has now been converted for extra living space which would be ideal for a teenager or elderly parents.

Double-glazed frosted window to front, two electric radiators, laminate floor.

### En-Suite Shower Room

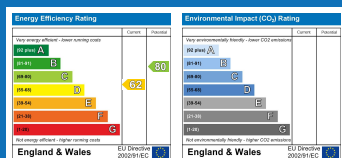
Shower cubicle with thermostatic shower, wash hand basin, extractor fan, W.C.

### Outside

Off-road parking to the front for several cars with gates to the rear garden and detached former garage. Fully enclosed rear garden with a decked patio area, paved patio area, raised flower beds and brick storage shed.

### Useful Information

Tenure Freehold  
Council Tax Band (C) £2007.16



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