

## 54 Bowerham Road, Lancaster, LA1 4BN



**£315,000**



This charming five-bedroom semi-detached family home holds a rich history and has been cherished by its current owner for an impressive 62 years!

Once a bustling local shop in the 1970s, it played a central role in serving the vibrant community under the dedicated ownership of its current vendors.

Set across four versatile floors, the property offers ample space and endless possibilities, making it an ideal choice for a growing family. Situated in the highly sought-after area of Bowerham in South Lancaster, the home is brimming with potential. While some areas may benefit from modernisation, this presents a fantastic opportunity to truly make the space your own.

The flexible layout is a standout feature, with lower-ground basement rooms offering a range of possibilities. Whether you envision a home office, gym, or even space to run a business, the options are limitless. Don't miss the chance to put your personal stamp on this unique property with such a storied past!

Lancaster city centre is within easy reach offering an excellent choice of schooling for all ages with both the Lancaster Girls' and Boys' Grammar within walking distance. The city has very good transport links via road and rail making this an easy commute for professionals working at renowned hospitals and universities.

Williamson Park is also within walking distance with forest trails, playgrounds and views of the coast.

## Entrance Hallway



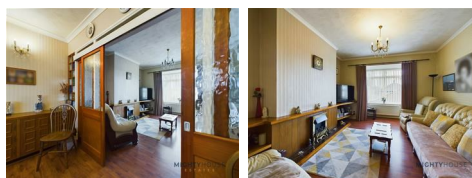
Stairs to the first floor, laminate floor, radiator.

## Dining Room



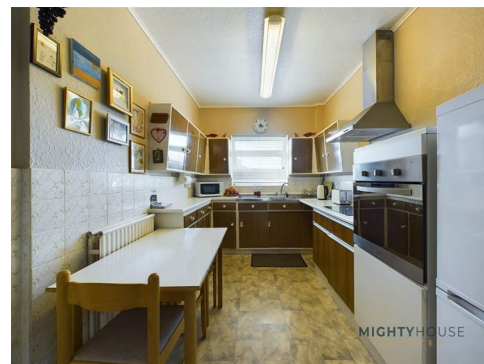
Double-glazed window to the front, sliding doors opening into the dining room, built-in cupboards, laminate floor, radiator.

## Lounge



Double-glazed window to the rear, inset coal effect electric fire, laminate floor, radiator.

## Kitchen



Double-glazed window to the rear, range of matching wall and base units, stainless steel sink, space for fridge/freezer, four plate electric hob and extractor hood, electric oven, radiator, vinyl floor.

## Lower Basement Rooms

Steps down from the kitchen.

## Lower Basement Hallway



Two brick storage rooms, tiled floor, door to the courtyard and gas meter.

## Utility Room



Double-glazed window to the side, fireplace, gas boiler, plumbing for washing machine, storage cupboards, stainless steel sink.



### Reception Room/Storage



Tiled floor, radiator, workshop area.

### First Floor Landing



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

### Bedroom One



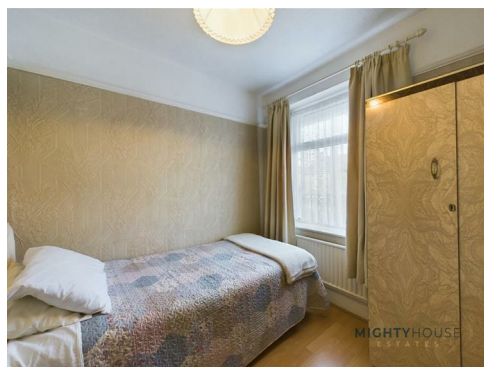
Double-glazed window to the front, free-standing wardrobe, carpeted floor, radiator.

### Bedroom Two



Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

### Bedroom Three



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

### Family Bathroom



Double-glazed frosted window to the rear, panelled bath, wash hand basin, built-in cupboards housing the water cylinder, vinyl floor, radiator.

### W.C.

Double-glazed frosted window to the side, vinyl floor, W.C.

### Second Floor Landing

### Bedroom Four



Double glazed velux window, carpeted floor, built-in store cupboard.

### Bedroom Five



Double glazed velux window, carpeted floor, built-in store cupboard.

### Outside

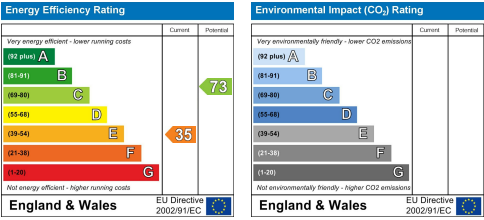
Courtyard area with a gate leading to the expansive driveway with off-road parking for numerous vehicles as well as an R.V. Patio area, water tap and access to the garage.

### Garage

Larger than average garage with an up & over door, power and light.

### Useful Information

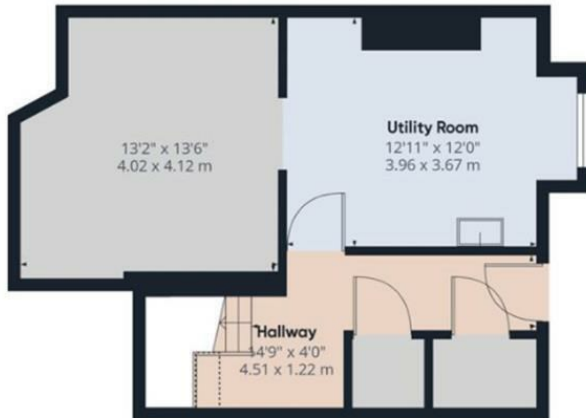
Tenure Freehold  
Council Tax Band ( B) £1756.26  
New Roof In 2019



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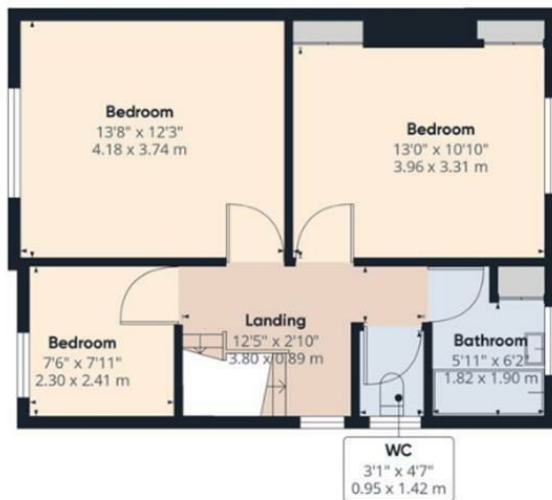
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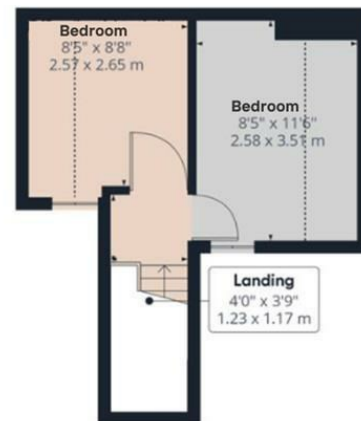
Ground Floor



Floor 1



Floor 2



Floor 3