



9 Westbourne Road, Lancaster, Lancashire, LA1 5DB

A stunning, recently renovated three bedroom property in a highly sought after area of Lancaster. Located within a stone's throw of Lancaster train station and a short walk from the city centre, it is a fantastic property for professionals and commuters. Within the catchment area of excellent local primary and secondary schools, with playing fields and playgrounds a two minute walk away, it makes a fantastic hub for busy family life.

Internally the house has high ceilings and period coving, balanced with the stylish modern décor. The downstairs boasts large living areas and an open plan modern kitchen which leads to the converted utility room and downstairs WC. Upstairs three double bedrooms are serviced by the modern family bathroom with plenty of storage space to keep the home feeling clean and clutter-free.

A great house that allows comfortable living with easy access to the plethora of shops, restaurants and attractions that Lancaster city centre has to offer.



Location

Located opposite Lancaster train station and within easy reach of the city centre this property is an excellent hub for professionals and commuters. It is within the catchment area of excellent primary and secondary schools, plus close to local playing fields and playgrounds, making it a future proof home for those with children. Shops, pubs and restaurants are all located within walking distance so you'll never be short of things to do.

Hallway

10'10" x 3'2" (3.31 x 0.98)

The welcoming hallway features sleek grey wood laminate flooring tying it to the main living space at the rear. Modern décor including a contemporary radiator mixes with the traditional coving and high ceiling to create an impressive entrance, with an internal porch with original Victorian tiles and a wooden external door.

Reception 1

11'8" x 11'1" (3.57 x 3.39)

A large carpeted reception room sits at the front of the house, with a double glazed bay window on the front aspect filling the space with natural light. There is plenty of floor space for multiple sofas and a desk with alcoves used for additional storage solutions, with coving around the high ceilings adding a traditional touch to the modern living space.

Reception 2

13'5" x 11'8" (4.11 x 3.57)

A well-proportioned central reception room forms the hub of the home with dining and seating space, perfect for gathering family and friends. Open to the kitchen and tied in with grey wood laminate flooring, the space can be opened up to the outside via glass French doors into the garden. A modern horizontal radiator sits against the wall and complements the bright stylish décor.

Kitchen

15'7" x 10'3" (4.77 x 3.13)

An impressive modern kitchen sits at the rear of the property with a double glazed window looking out to the back garden. The contemporary space features integrated appliances including a four ring induction hob, drop ceiling extractor fan,

Neff oven and microwave and a 1.5 bowl sink and drainer. The sleek grey units tie into the light grey laminate flooring and are offset with a white laminate worktop. A breakfast bar with seating space sits at the end of the worktop, with over and under counter cabinets providing plenty of storage to keep the clean, modern feel. The space opens out into the central reception room creating a large entertaining space and the hub of the home.

Utility / WC

10'7" x 4'5" (3.25 x 1.37)

A practical utility and downstairs toilet has been cleverly created from a converted outhouse, with internal access from the kitchen down stone steps. The room features vinyl tile effect flooring, a slimline sink unit, low flush toilet and utility points for a washer dryer. A double glazed window looks out to the side of the house and provides natural light.

Cellar

An expansive cellar sits below the property, accessed by a stairway from the kitchen. A large dry space, with full head height, ideal for storage with the potential of further conversion, with space to create two additional rooms if required. The coal step to the front of the property is being repaired.

Landing

14'2" x 5'5" (4.32 x 1.66)

The main landing connects the sleeping spaces and main bathroom, featuring a checked carpet and grey painted woodwork with spotlights in the high ceiling.

Bedroom 1

14'10" x 11'0" (4.54 x 3.37)

A large double bedroom sits at the front of the property with a bay of double glazed sash windows to the front filling the room with natural light. There is ample space on the carpeted floor for a double bed, bedside tables, drawer units and large wardrobes with sliding doors that are available with the house. A modern black radiator sits against the wall, with an unused doorway beside that was going to become the entrance to a dedicated ensuite. A large sleeping space with plenty of room to tailor to your needs.

Bedroom 2

12'10" x 9'7" (3.92 x 2.94)

A well proportioned carpeted double bedroom sits at the side of the property off the main landing. Featuring a double glazed window on the rear aspect and a modern grey double panel radiator below. The bedroom is a great size with plenty of space for storage solutions.

Bedroom 3

10'2" x 8'7" (3.10 x 2.62)

A carpeted double bedroom sits to the rear of the house, with a modern grey double panel radiator, double glazed window overlooking the back yard and a central ceiling light.

Bathroom

7'1" x 6'3" (2.16 x 1.93)

The main bathroom sits beside the third bedroom and features grey tiled walls and floor to create a contemporary feel. The suite includes a modern bathtub with overhead shower, a pedestal sink, low flush toilet and sleek heated towel rail. A frosted double glazed provides light from the side aspect, with spotlights in the ceiling.

Attic

The attic for the property is accessed via an opening above the main landing. Recently reinsulated and with provisional architectural drawings, it is a great storage space with the possibility of conversion into two further bedrooms.

Garden

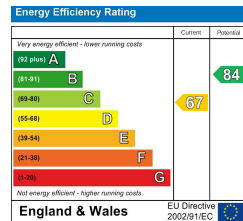
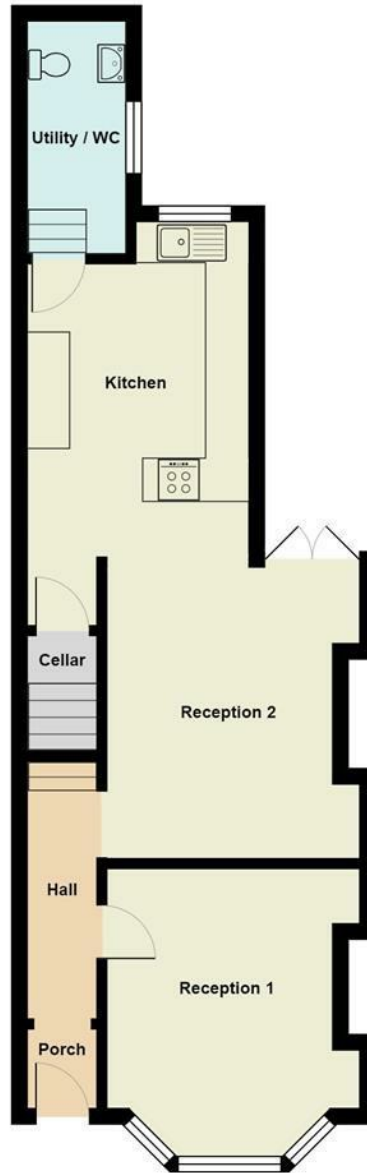
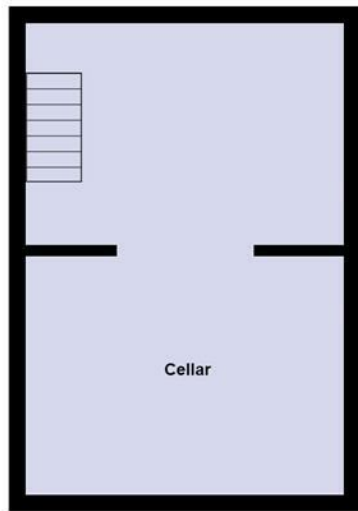
The south facing rear garden has a paved area ideal for seating, with a gate providing access to the rear passageway, and is surrounded by fencing making it a safe and secure space for children and pets.

Additional Information

Freehold. Council Tax Band C.







Your Award Winning Houseclub

