



76 Keswick Road, Lancaster, LA1 3LF

Situated on Keswick Road in the Ridge area of Lancaster, this semi-detached house offers a recently updated, extended contemporary home in a convenient location. With three bedrooms and an additional attic room, this property is perfect for families or those seeking extra space for guests or a home office.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The rear extension to the kitchen diner and second reception room, creates a bright, modern space that is ideal for family gatherings or social occasions. Recently updated, the interiors are well-presented, ensuring a move-in ready experience for the new owners, with appliances and furniture up for negotiation making it a smooth transition into your new home.

Positioned at a high vantage point, the property offers stunning views across Lancaster, allowing you to enjoy the beauty of the surrounding area from the comfort of your home. The block-paved driveway provides off-road parking, a valuable feature in this bustling area.

This residence is not just a house; it is a home that combines convenience, style and space. With its prime location and thoughtful updates, this property is sure to attract those looking for a comfortable and appealing living space in Lancaster. Don't miss the opportunity to make this lovely house your new home.



Ground Floor

Hall

11'2" x 7'5" (3.42 x 2.27)

A welcoming entrance hall with laminate flooring leading from the external UPVC door with double glazed windows beside filling the space with light. A double radiator provides warmth, with a meter cupboard beside the door and a fuse cupboard below the stairs. The controls for the Hive smart heating system are mounted to the wall, with a central ceiling light completing the inviting space.

Reception 1

21'9" x 11'1" (6.65 x 3.39)

A well-proportioned living room at the front of the property is beautifully presented, with a downlit gas fireplace forming the focal point of the room. There is ample space surrounding the sofas on the carpeted floor, with a large double glazed window on the front aspect taking in views across Lancaster to Morecambe Bay and beyond. Double glass-paned doors to the rear of the room lead through to the second reception room, perfect for large gatherings.

Reception 2

10'4" x 6'9" (3.16 x 2.06)

A second reception room sits in the extension at the back of the house provides the ideal space for a home office, bar or play room depending on your needs. Glass sliding doors leads to the rear garden, with glass paned doors from the main reception room giving you the flexibility to open the space up for summer entertaining. With laminate flooring and both wall and ceiling lighting, plus a hatch into the roof space, this versatile room is ready for you to add your mark.

Kitchen Diner

20'2" x 10'11" (6.15 x 3.35)

An extended contemporary kitchen diner sits to the side of the house, with an external UPVC door providing access from the large block paved driveway. There is plenty of storage, with over and under counter cabinetry around the work surfaces on three sides. Appliances include a five ring gas range cooker (up for negotiation), with an integrated fridge, freezer, washing machine, tumble dryer and dishwasher. A 1.5 sink and drainer sits beneath the double glazed window on the rear aspect looking out to the rear garden. There is space on the ceramic tiled floor for a family dining table beside the large powered storage cupboard by the external door. The four year old Worcester boiler for the property is housed in the kitchen area. Spotlights in the ceiling, USB sockets and tasteful decor make this a stunning kitchen suitable for busy family life.

First Floor

Bathroom

10'5" x 7'7" (3.19 x 2.32)

A well-presented, modern family bathroom sits off the landing at the rear of the house. A frosted double glazed window provides natural light with spotlights for use in the evening. The suite includes a walk in double shower, a P-shaped bath with overhead shower, a low flush toilet and a sink with storage below. With a vinyl floor and tiled walls, this recently installed bathroom services the bedrooms and is great for busy families and couples.

Bedroom 1

12'2" x 11'0" (3.71 x 3.37)

A large double bedroom benefitting from a double glazed window on the front aspect affording views across Lancaster an Morecambe Bay to the Lakeland fells, providing a beautiful view to wake up to each day. There is ample space on the carpeted floor for a double bed, bedside units and storage, with built in cupboards providing additional space. With both wall and ceiling lights, and a double panel radiator, this well-proportioned bedroom combines comfort and space for an impressive master suite.

Bedroom 2

11'11" x 9'4" (3.64 x 2.87)

A double bedroom at the rear of the property with a double glazed window looking out over the back garden, with a double panel radiator below. There is space on the carpeted floor for a double bed, dressing table and units, with a central ceiling light completing the welcoming sleeping space.

Bedroom 3

7'9" x 7'5" (2.37 x 2.28)

The third single bedroom is the perfect spot for a home office or hobby room, with a laminate floor, wallpapered walls, double radiator and double glazed window on the front aspect providing views across the city. The staircase to the attic room are built into the room, meaning it could also be a dressing area if the attic is being used as a bedroom.

Attic Room

22'11" x 9'5" (7.00 x 2.88)

An expansive converted attic room at the top of the property is accessed from a staircase from bedroom 3. A versatile room, featuring two Velux windows, a carpeted suspended floor and deep eaves storage cupboards on both sides that run the length

of the room. A central chimney breast separates the space into two, with ample room for a double bed and units at one end, and further space for either a dressing table, desk or seating area by the staircase. With a sloped ceiling and full standing height in the centre of the room, whether used as a sleeping space, snug room or simply for storage, this large space is a rare addition to houses in this area.

External

Garden Room

13'4" x 7'10" (4.08 x 2.40)

A substantial garden building sits on the first tier of the rear garden, with double doors out to the garden allowing the space to be opened up in the warmer months. The garden room has electric power with lighting and eight sockets plus two double glazed windows on the side aspect, making it a bright useable space whether as a workshop, external office or entertaining space, you can tailor it to your needs.

Rear Garden

The tiered rear garden features a large paved patio seating area directly behind the house with drainage, accessed from the sliding glass doors from the second reception room, and from the block paved driveway that runs down the side of the property. A lawned tier sits above, with its high elevation making it a great space to soak up the sun late into the afternoon. Fenced on the rear and sides, with a secure gate from the driveway, the space is safe for small children and pets.

Front Garden

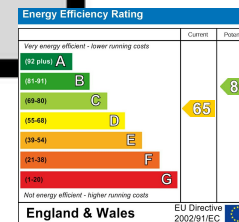
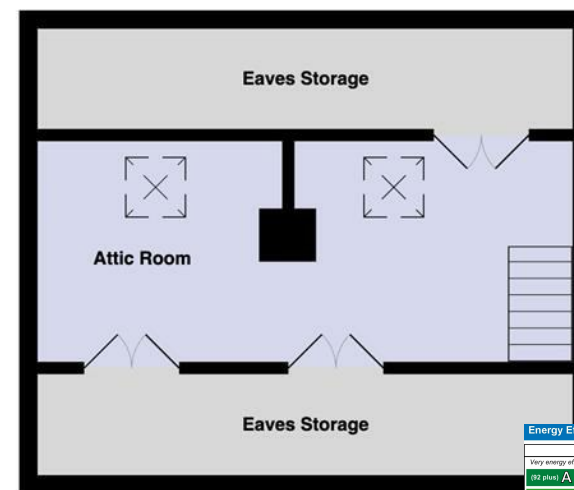
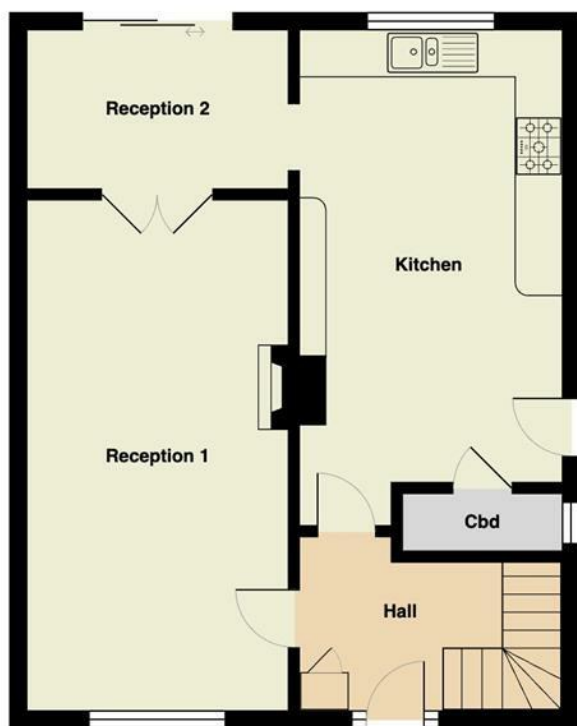
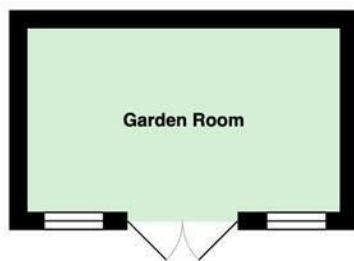
The block paved front garden provides additional seating space at the front of the house, so you can enjoy the panoramic views across the city and over Morecambe Bay to the Lakeland fells. The property has great kerb appeal and offers valuable off-road parking which is rare for the area.

Additional Information

Freehold. Council Tax Band A. New roof 6 years ago. Extension 10 years ago. New boiler 2 years ago.







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