



9 Westbourne Road, Lancaster

Lancaster

£310,000





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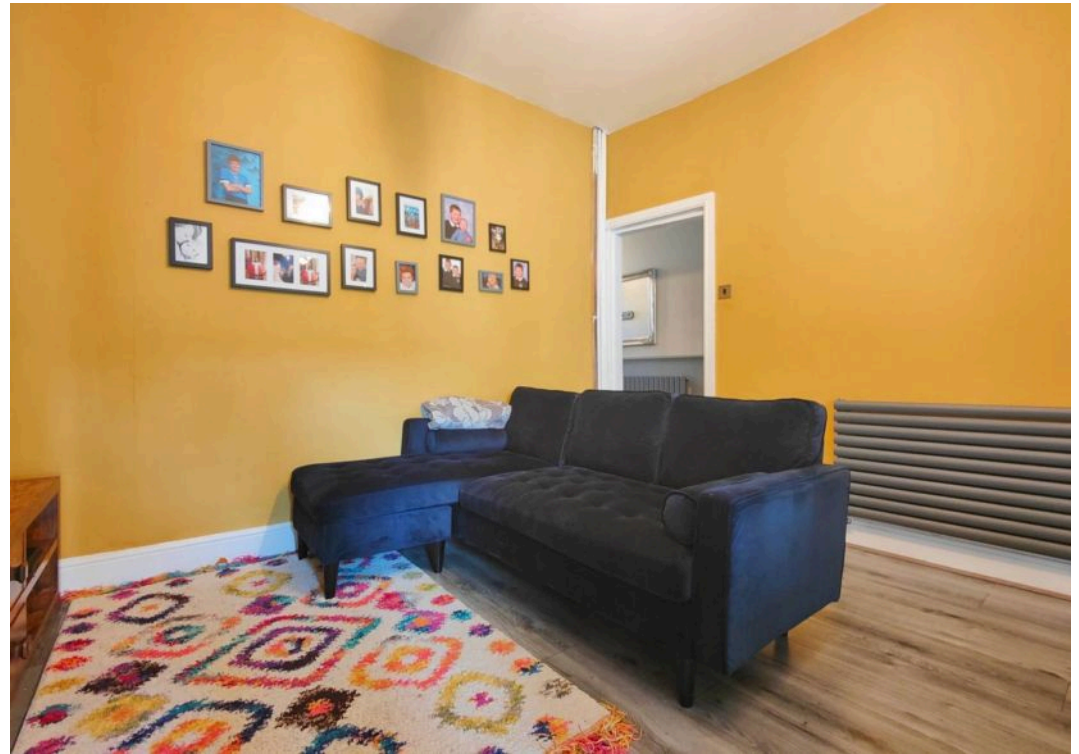
Lancaster, Lancaster

Are you looking for that perfect blend of character & modern living? Refurbished 3 bed bay fronted period house with open plan living, integrated kitchen, south-facing garden & French doors!

Council Tax band: C

Tenure: Freehold

- Stone Built Bay Fronted Character Home
- 3 Bedrooms
- Open Plan Family Living
- Sleek, Integrated Open Plan Kitchen
- French Doors to South Facing Garden
- Utility & Cloakroom WC
- Stunning Modern Bathroom
- Fully Refurbished, Fresh Modern Décor Throughout
- Resident Parking
- Great Transport & Travel Links





Welcome Home

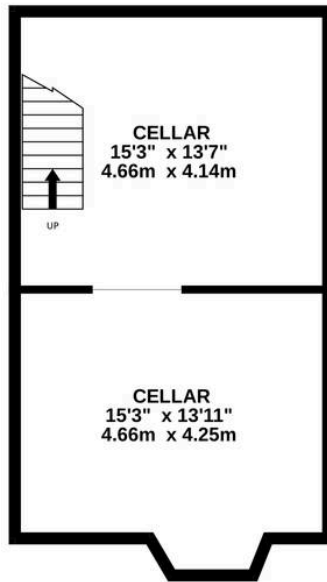
A traditional front door opens to a welcoming hallway. Step inside and get your first glimpse of what this impressive home has to offer. Mosaic tiles in the vestibule, a dado rail and corning with corbel stones to the ceiling are complemented by fresh modern décor and a feature radiator. The bright open plan family living space opens to the rear of the hallway and a white, panelled door opens to the bay fronted lounge at the front. Offering a separate space to relax the lounge enjoys fitted, electric day and night blinds creating a light but private space throughout the day and evening. The open plan living at the rear is the real hub and heart of this home. Whether engineering the intricacies of a busy family life or hosting gatherings of family and friends this open plan living is the perfect addition to this impressive home.

Open Plan Kitchen & Family Living

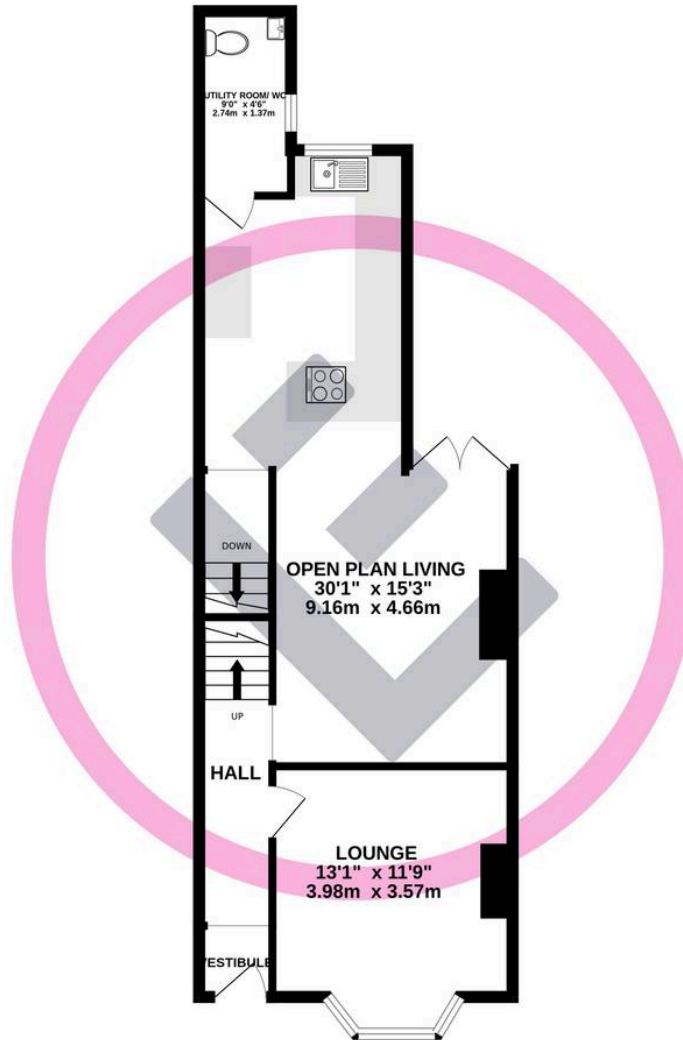
Grey wash wood effect flooring complements the décor and is versatile in this busy space. The large living space offers space to relax and to dine. French doors open to the south facing rear garden making this versatile space light and bright. The flooring extends through to the open plan kitchen which is sleek with concealed handles for the dark grey base cabinets and light wall cabinets. Integrated appliances include a four ring induction hob, drop ceiling extractor fan, Neff oven and microwave and a 1.5 bowl sink and drainer. Recessed spotlights to the ceiling and under unit lighting to the wall cabinets create ambiance. White counter tops with a matching low profile splash back are the perfect finish. From the kitchen a door opens to the rear utility room with ground floor WC. A further door accesses the wooden stair which leads down to the cellar. The cellar spans the entire depth of the house and with good head height and a concrete floor is offers great potential.



BASEMENT
402 sq.ft. (37.3 sq.m.) approx.



GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lancastrian Estates

301/302, Riverway House, Morecambe Road - LA1 2RX

01524 555800 · lancaster@lancastrianestates.co.uk · www.lancastrianestates.co.uk/