



12 Westbourne Road, Lancaster,
Lancashire, LA1 5DB

12, Westbourne Road, Lancaster

The property at a glance **5** **3** **3**

- Stunning Victorian Period Property in City Centre Location
- Five Bedrooms; En Suite to Master
- Superb Open Plan Kitchen Living Space
- Impressive, Modern Cantilever Extension
- Sixth Bedroom/Home Office
- Family Bathroom, Sauna, Shower Room & Utility Room
- Beautiful Character Features Throughout
- Council Tax band E
- Freehold
- EPC Rating C

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Asking Price
£545,000

Get to know the property



This really is a must view in order to appreciate the flexibility, quality and size! If you are looking for a property with space for independent living for either a relative or a teenager looking to have that little bit of space then look no further.

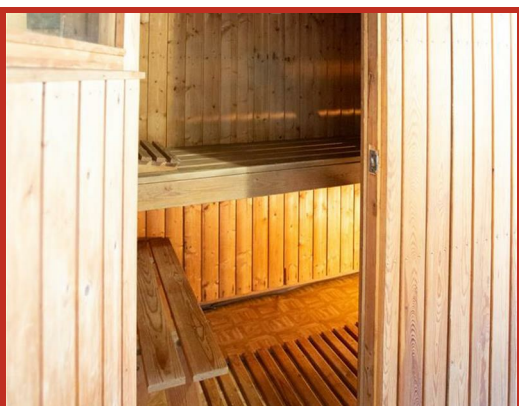
A spectacular, five bedroom, Victorian period property set in a prime city centre location, boasting a unique and stylish 'cantilever' extension to the rear, sauna, attractive rear garden, solar panels and a double garage with electric vehicle charging point! OFFERED WITH NO CHAIN DELAY!

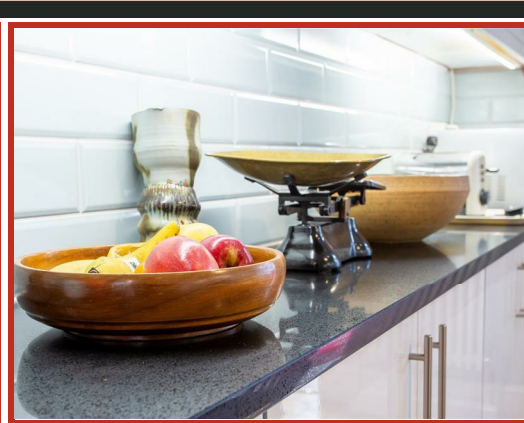
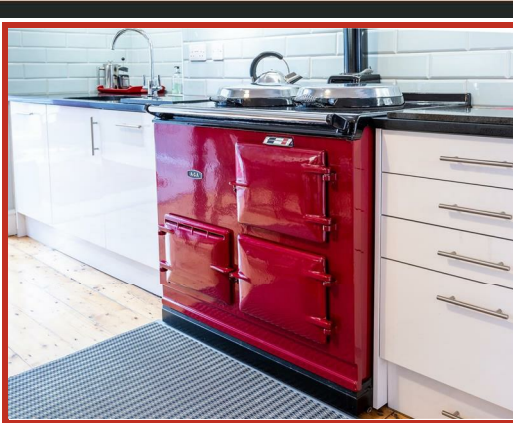
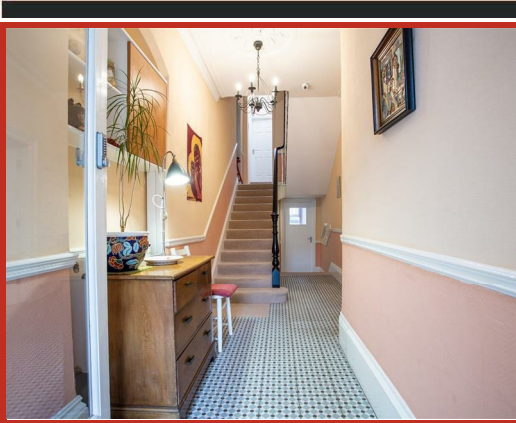
For a period property, the property has a fantastic energy efficiency rating - rated as a high band C!

This superb property is an all round fabulous family home that is not to be missed - it is ideal for purchasers seeking generous and flexible living accommodation in a convenient and desirable location. The accommodation is set over four storeys and is beautifully presented throughout, intertwining original character features with modern décor and appointments.

Upon entrance to the property from the front elevation you step through the vestibule into the wide and welcoming hallway which in turn provides access to the open plan living accommodation and stair access to the first floor and lower ground floor. To the front of the property is the bay fronted lounge area with contemporary gas fire and intricate ceiling coving and cornicing - a bright and airy reception room that is open to the kitchen diner. The stunning kitchen offers a range of wall and base units in gloss white with black granite worktops, integrated fridge and dishwasher and the highlight - a stylish red eControl, electric Aga!

From the kitchen there is open access to the delightful sun room within the extension - a great study space or sitting area for relaxing and enjoying the views over the rear garden. Positioned just off the sun room and also accessible from the hallway is a useful pantry/storage room which could also lend itself to a play/games room.





The lower ground floor could be utilised, subject to the relevant permissions, as self contained accommodation for a dependent relative or as an AirBnB/holiday let, with private entrance from the rear elevation. It is currently used as an extension of the main accommodation offering a utility room, home office or sixth bedroom, lounge or home gym/hobby room, shower room and sauna!

Rooms to the first floor include two double bedrooms - one with en suite shower room - and the contemporary, four piece family bathroom with freestanding bath and shower cubicle, plus an additional WC. There are two further double bedrooms to the second floor and a generous single bedroom which would also make an ideal dressing room.

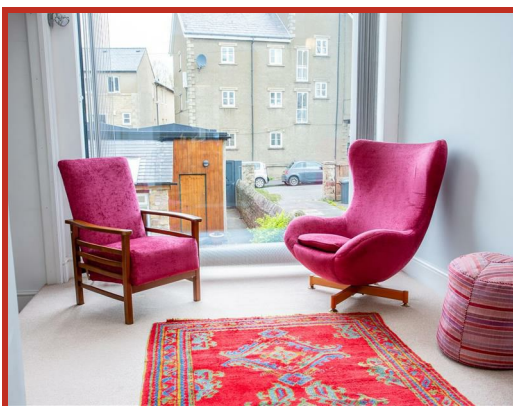
Externally, there is a wonderful rear garden that has been immaculately maintained with patio seating area, lawned area, well stocked flower beds and rear access to the garage and attached garden room.

Lancaster Canal, the Quay & The Fairfield Fauna Nature Reserve are just a short walk away, boasting stunning scenery, fantastic walks and cycle routes.

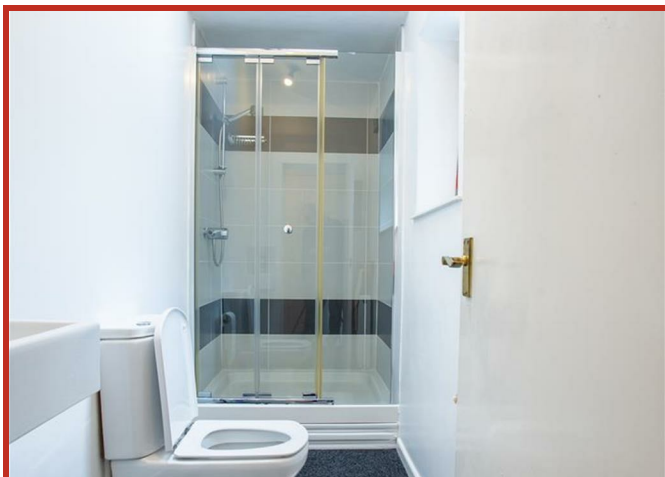
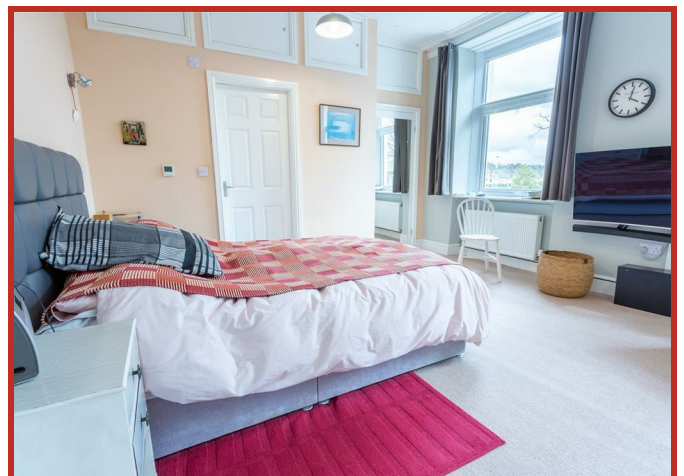
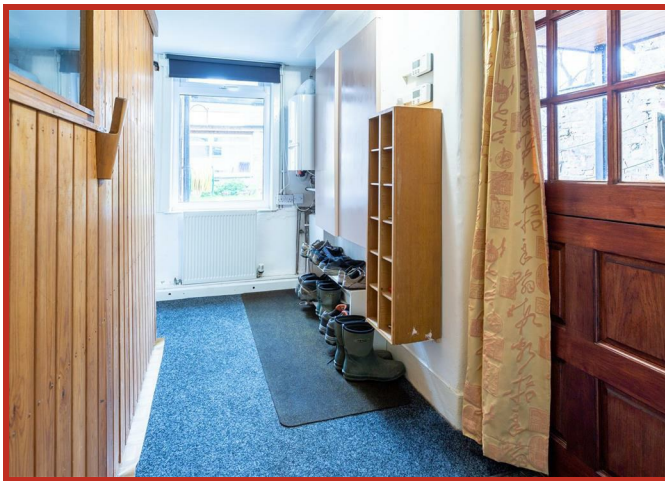
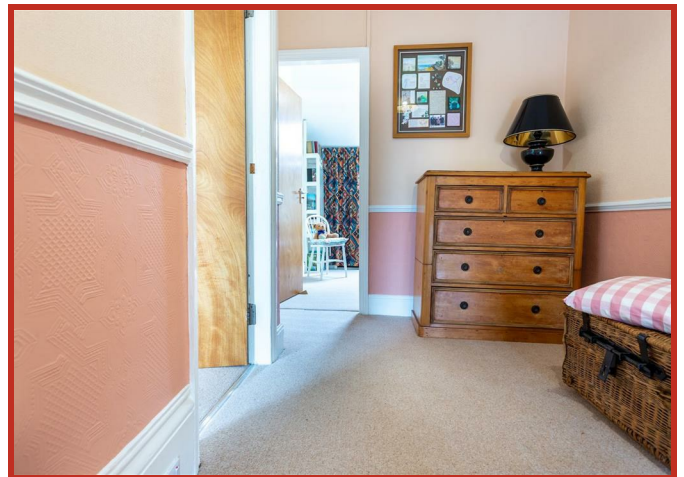
Located within walking distance of Lancaster City Centre and all local amenities including shops, outstanding Ofsted rated primary and secondary schools, library, post office and Lancaster Royal Infirmary. Nearby transport links include Lancaster train station (2 minute walk away), bus station and the M6 motorway, accessed via junction 34.

Disclaimer

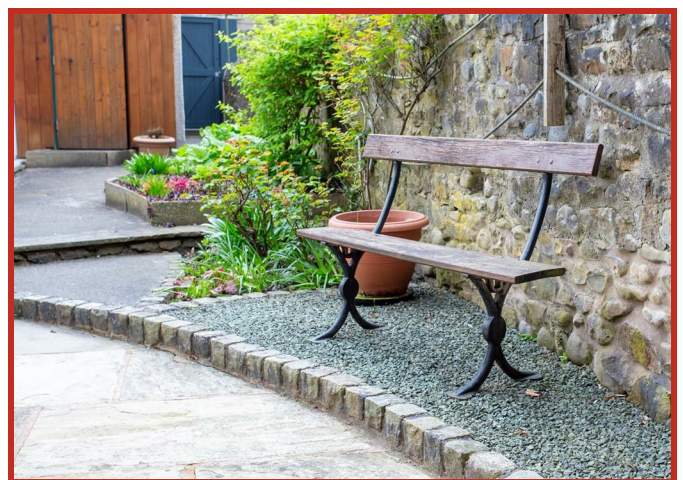
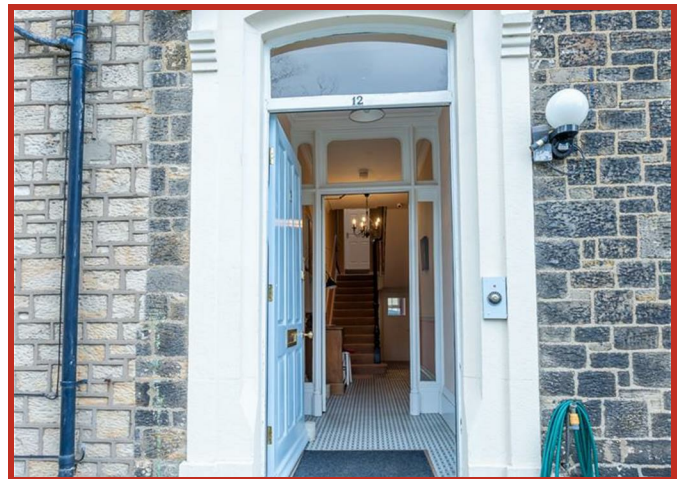
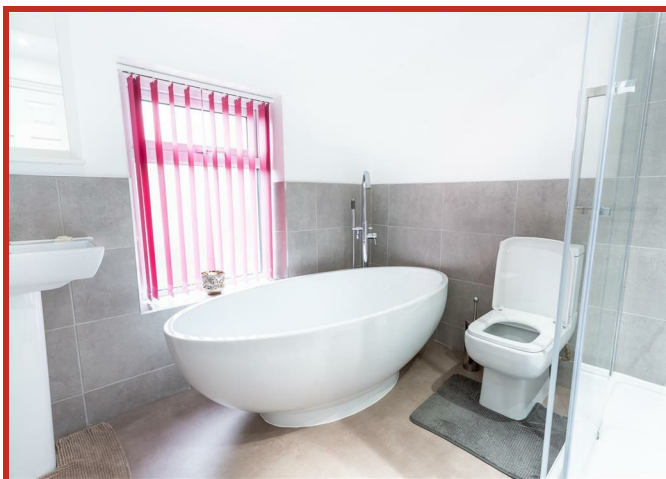
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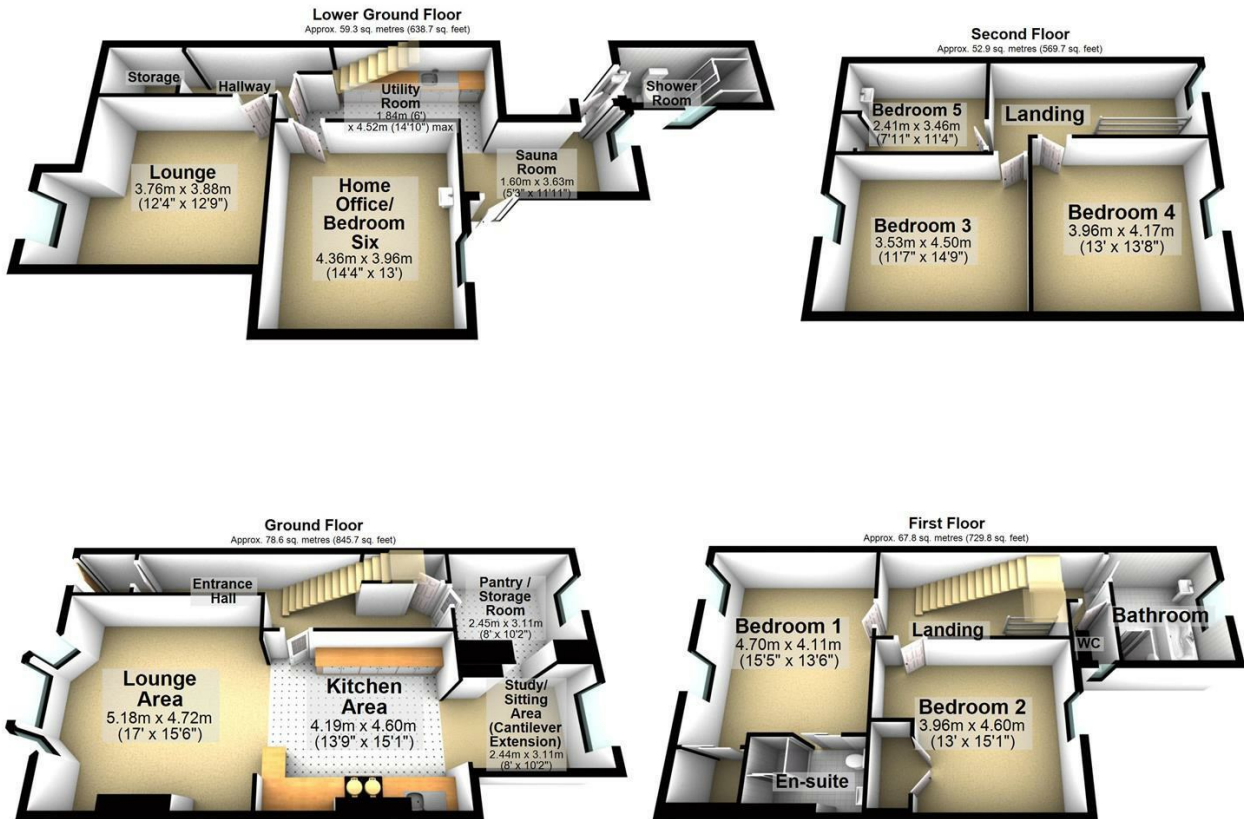
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Take a nosey round



Total area: approx. 258.6 sq. metres (2784.0 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	88
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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