



9 Quernmore Road, Lancaster,  
Lancashire, LA1 3EB

9, Quernmore Road, Lancaster

## The property at a glance **4** **1** **2**

- Fantastic Four Bedroom Period Terrace
- Bay Fronted Lounge & Dining Room with Multi Fuel Burner
- Stunning, Modern Breakfast Kitchen
- Generous Cellar with Two Rooms; Ideal for Storage or Conversion
- Within Walking Distance of Amenities & City Centre
- Beautifully Landscaped Rear Garden
- Ideal Family Home offering Generous Accommodation
- Council Tax Band D
- Freehold
- EPC Rating D

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

**£350,000**

# Get to know the property



Impressive and generously proportioned period terrace offering four bedrooms - situated in a sought after South Lancaster location, within walking distance of the City Centre!

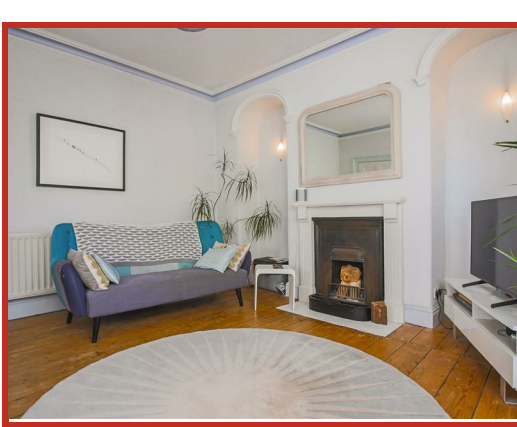
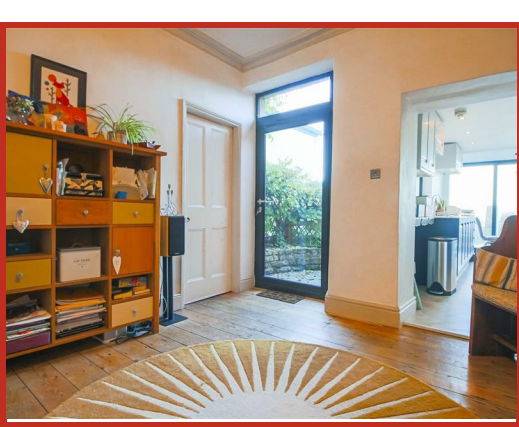
This beautifully presented property offers accommodation set over three floors, plus two good size cellar rooms which are ideal for storage or for conversion to additional living space (subject to the relevant permissions).

The ground floor has been tastefully modernised and is perfect for the modern family; there are two reception rooms and a stunning breakfast kitchen. Upon entrance to the property you step through the vestibule into the welcoming hallway which features classic exposed floorboards and ceiling coving. The stylish lounge is flooded with natural light from the bay window to the front and features an open fireplace with cast iron surround, mantelpiece and original corning to the arched recesses either side.

The neutrally presented dining room adjacent is another good size reception room and features an Inglenook style fireplace with an inset multi fuel stove - perfect for creating a cosy ambience on those colder nights. From the dining room there is access out to the rear garden, door to the cellar and open access through to the contemporary breakfast kitchen, making this a great space for entertaining and hosting guests.

The modern kitchen offers a range of wall and base units in a stylish navy with white worktops and integrated appliances including oven, microwave, gas hob, extractor hood, fridge freezer and dishwasher. Most impressively, the kitchen offers sliding doors and full length window to the rear allowing in natural light and offering a beautiful outlook over the rear garden.





Rooms to the first floor include the generous double sized master bedroom and spacious family bathroom with three piece suite comprising of a bath with shower above, low flush WC and wash hand basin, plus a large fitted storage cupboard.

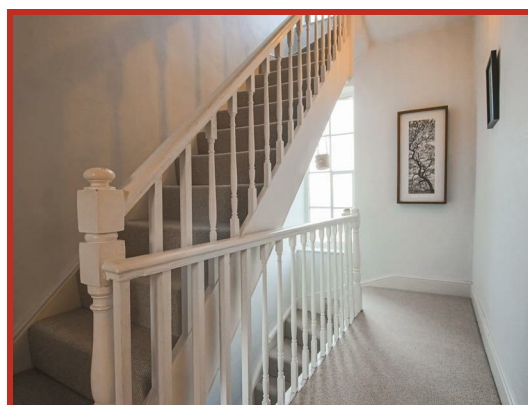
The original layout of the second floor has been reconfigured to allow the creation of an additional bedroom and a WC, meaning there are now three bedrooms to this floor. Both the master bedroom and bedroom two retain their original fire surrounds adding to the charm and appeal of the home. The second floor landing is a great size with space for an office/study area and provides hatch access to the loft space.

Externally, to the front elevation there is a gravelled garden frontage with mature hedging to the front for privacy and to the rear, a delightful garden offering a paved patio and lawned area, with steps down to a rear access gate and the lane behind. The patio is a perfect space for outdoor seating and alfresco dining in the warmer months.

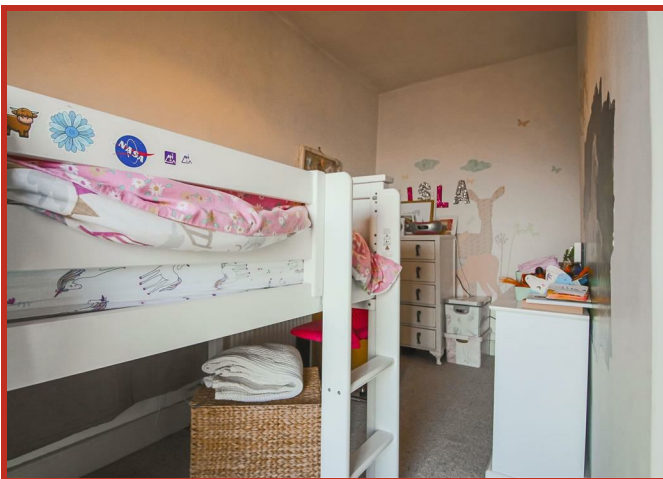
This superb family home is situated within walking distance of Lancaster's historic City Centre, local convenience Co-op store, Lancaster Royal Grammar School (LRGS) and Christ Church Primary School. The City Centre provides a wider range of amenities including Post Office, library, restaurants and shops. Lancaster Royal Infirmary, both University of Cumbria and Lancaster University are all within easy reach. The locally renowned Williamson's Park is also just a few minutes walk away.

### **Disclaimer**

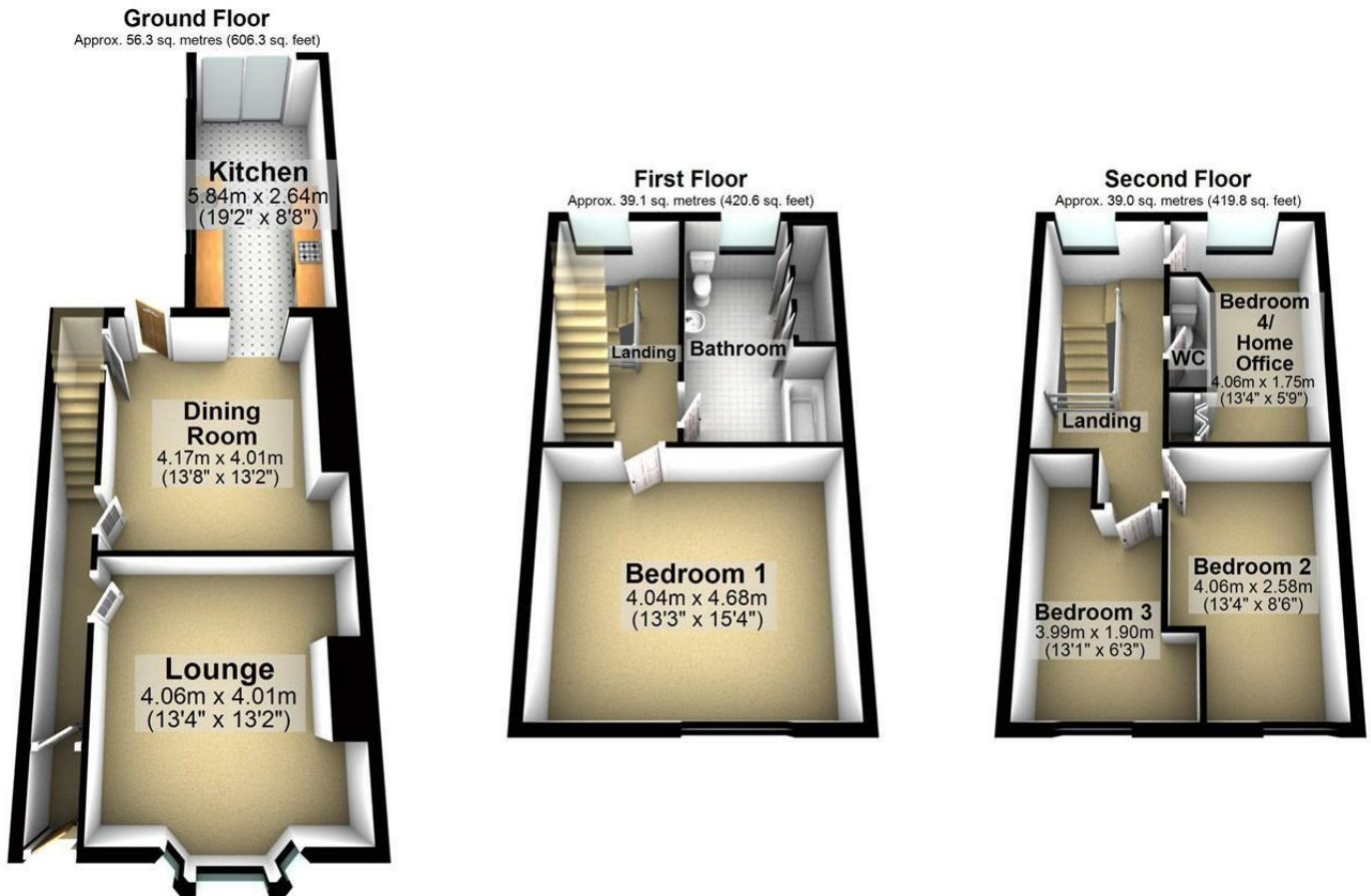
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



9 Quernmore Road,  
Lancaster, Lancashire, LA1  
3EB



9 Quernmore Road,  
Lancaster, Lancashire, LA1  
3EB



Total area: approx. 134.4 sq. metres (1446.7 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.

GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

# Take a nosey round



Working in association with

**JANE PARTON**  
MORTGAGE STUDIO

**01524 967000**

**[www.janepartonmortgagestudio.co.uk](http://www.janepartonmortgagestudio.co.uk)**

Offices in Morecambe & Lancaster:

2a China Street, Lancaster, LA1 1EX

37 Princes Crescent, Bare, Morecambe, LA4 6BY

316 Lancaster Road, Torrisholme, Morecambe, LA4 6LY



GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

