



54, Bowerham  
Road, Lancaster, LA1 4BN

54, Bowerham Road, , Lancaster

## The property at a glance

5  1  2 

- Deceptively Spacious Semi Detached Property
- Across Four Floors!
- Boasting Five Bedrooms
- Schools, Amenities & Transport Links
- Two Large Basement Rooms
- Driveway & Spacious Garage
- Easy Access To M6 Link Road. Offered With No Chain Delay!
- EPC rating F
- Council Tax band B
- Freehold

**R&B**  
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**£325,000**

# Get to know the property



Unique semi detached property set across four floors and boasting five bedrooms! Situated in the heart of Bowerham Village with local amenities, excellent schools and the university of Cumbria all within close proximity.

Access to the property is from the front elevation into the wide and welcoming hallway with dual aspect windows, wood effect laminate floor and stairs leading to the first floor. To the ground floor there are two reception rooms with the lounge having uPVC double glazed window providing front outlook with wood effect laminate floor and wooden sliding doors leading to the dining room.

The dining room has a uPVC double glazed window providing rear outlook with electric fire set in wooden mantle with tiled surround and wood effect flooring. There is a fully fitted kitchen comprising; a range of wall, drawer and base units in wood effect units incorporating; 4 hob ceramic stove and extractor hood plus space fridge and washing machine. The basement can be accessed from the kitchen and offers two large rooms, two small storage rooms and hallway with access out to the rear garden, this is a versatile space currently used as a hobby room and very useful utility area with sink and plumbing for washing machine .

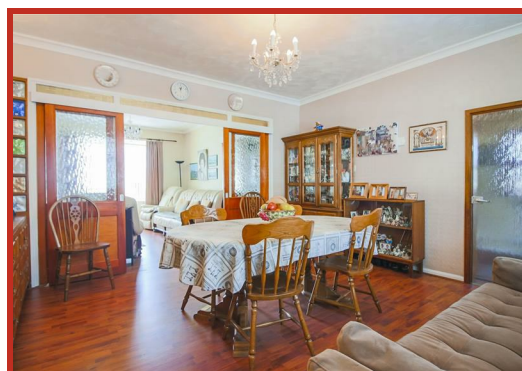
Rooms to the first floor include two double bedrooms (fitted wardrobes to bedroom 2), one single bedroom, two piece bathroom and separate WC. The second floor offers a further two bedrooms with velux windows boasting lovely views across Lancaster.

Externally, there is a low maintenance paved patio to the side and rear with beautiful flower bed surround, detached garage and driveway.

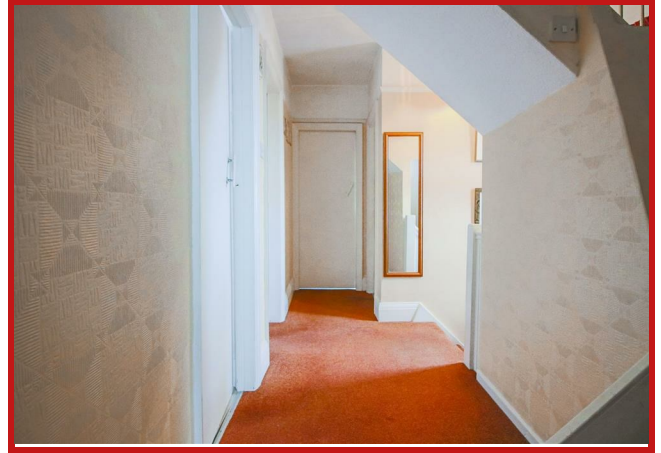
Originally business premises and could be converted back with the relevant permissions.

## 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 firms 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.



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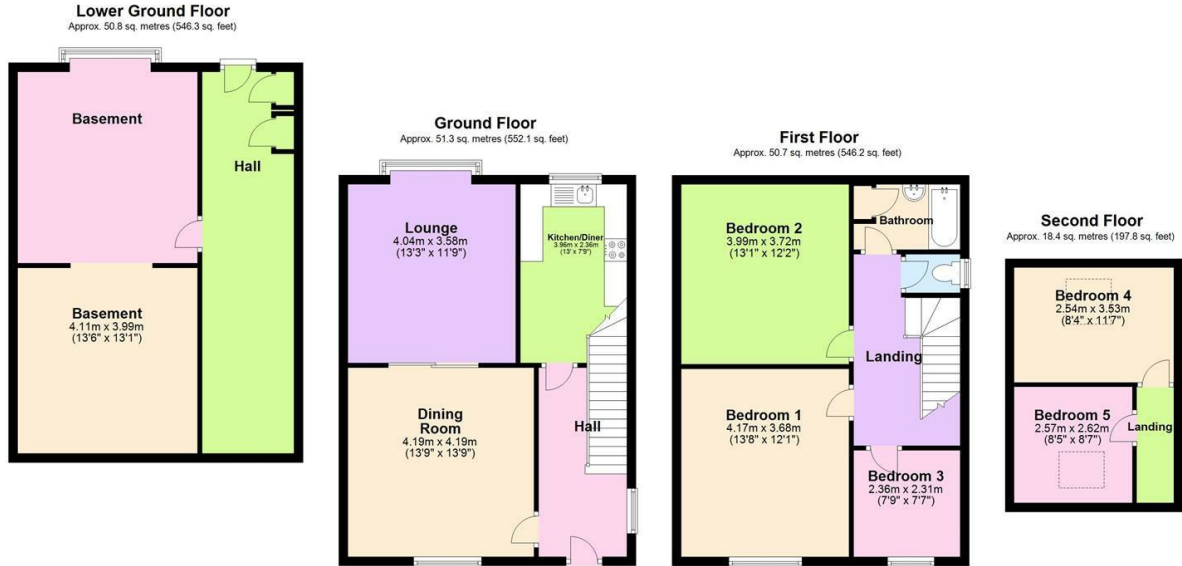
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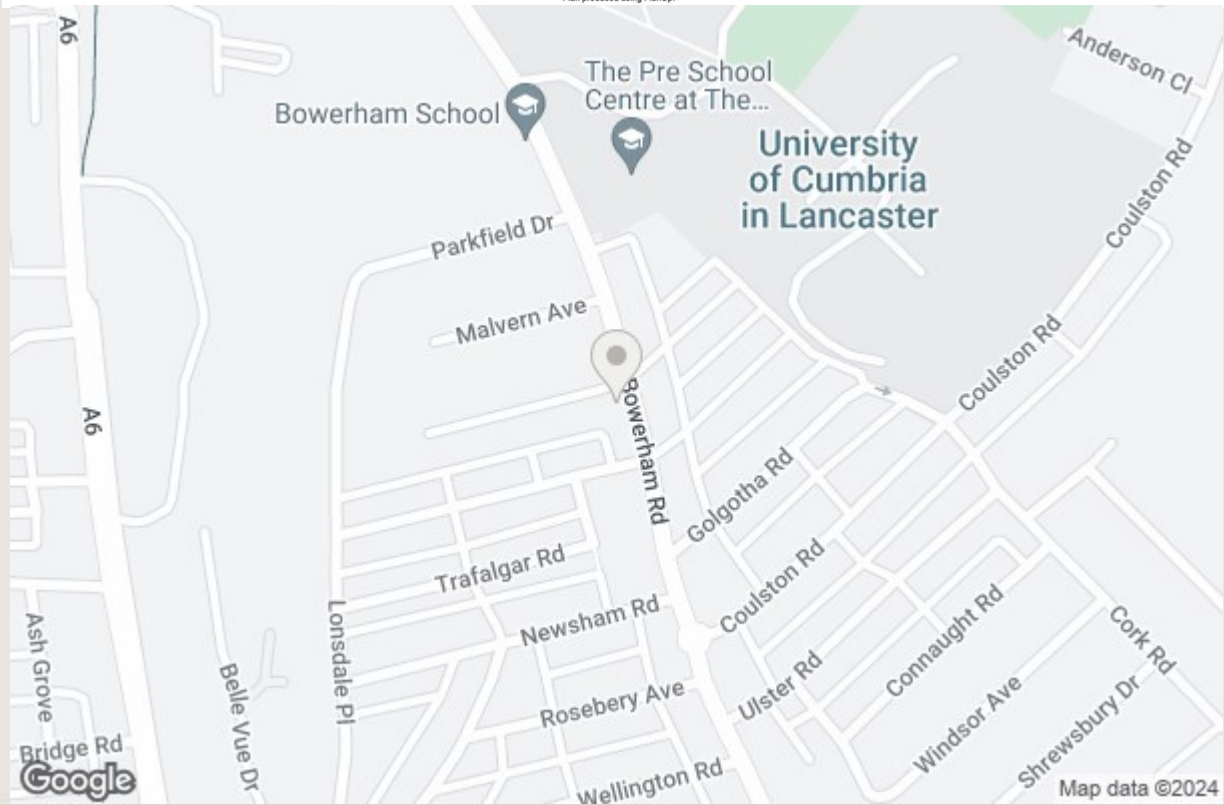
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# Take a nosey round



Total area: approx. 171.2 sq. metres (1842.4 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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