



54 Bowerham Road, Lancaster,
LA1 4BN

54 Bowerham Road, , Lancaster

The property at a glance

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- Deceptively Spacious Semi Detached Property
- Across Four Floors!
- Boasting Five Bedrooms
- Two Reception Rooms
- Two Large Basement Rooms
- Driveway & Spacious Garage
- Easy Access To M6 Link Road. Offered With No Chain Delay!
- Council Tax Band B
- Freehold
- EPC Rating F



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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 .

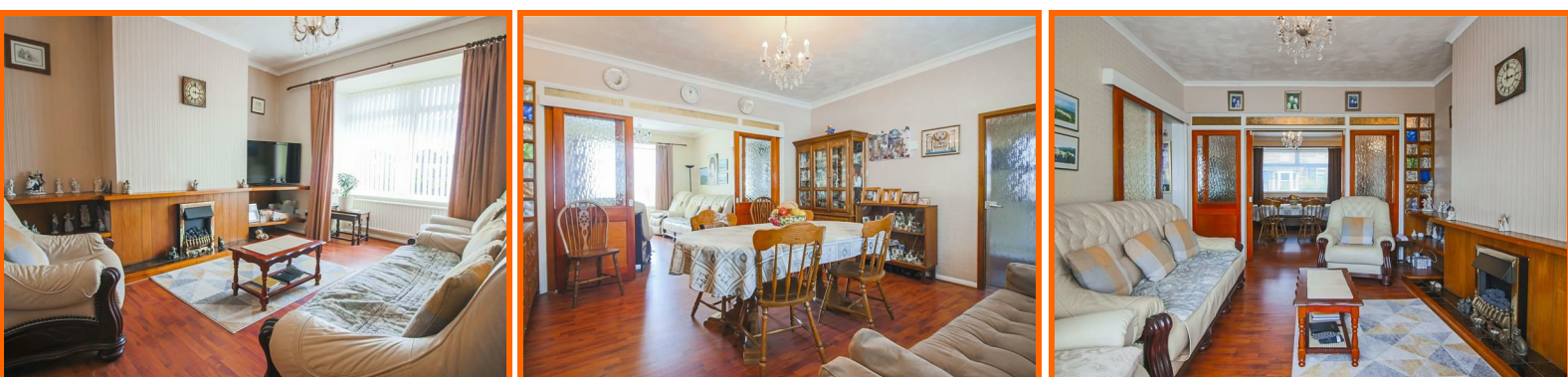
Rooms to the first floor include two double bedrooms (fitted wardrobes to bedroom 2), one single bedroom, two piece bathroom and separate WC. The second floor offers a further two bedrooms with velux windows boasting lovely views across Lancaster.

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

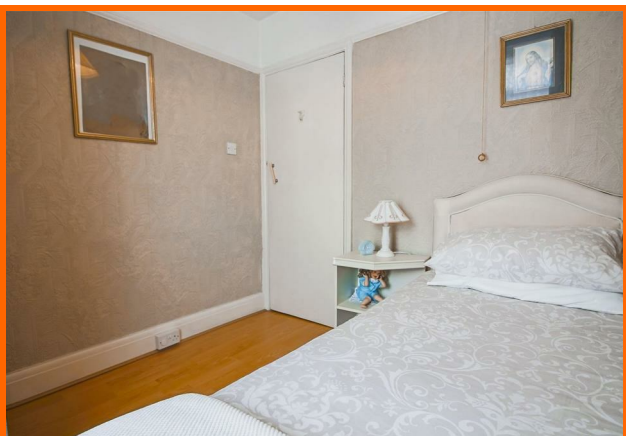
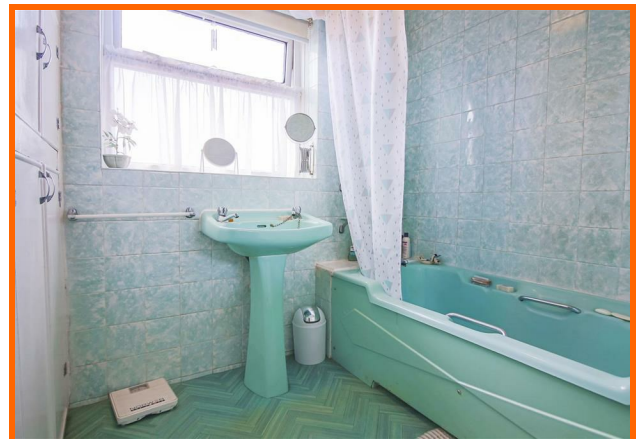
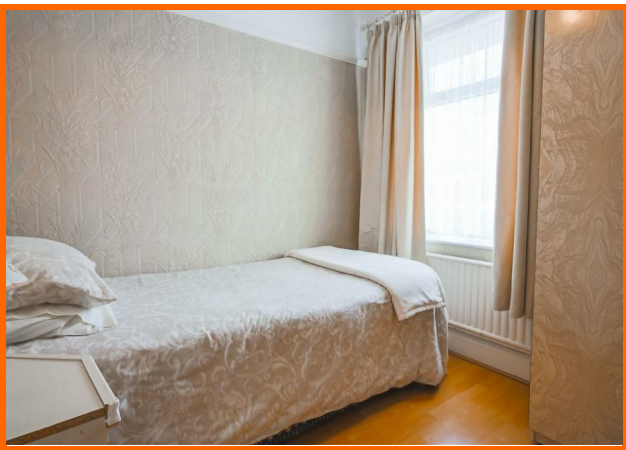
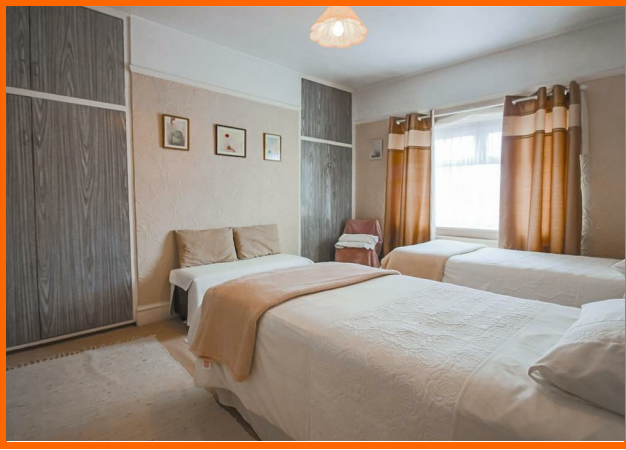
Originally business premises and could be converted back with the relevant permissions.

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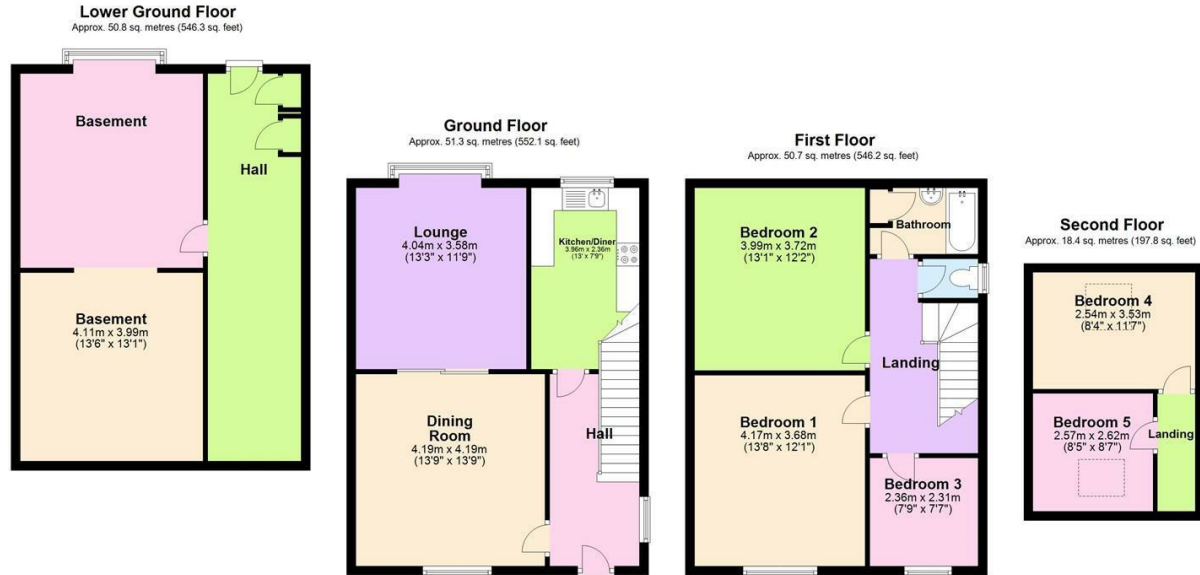
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Take a nosey round



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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