





Location

Westfield Memorial Village is an exclusive development in the centre of Lancaster that benefits from a secluded and private feel whilst being exceptionally convenient to make the most of the bustling city centre. Within walking distance of Lancaster train and bus stations, and transport links to the M6 motorway, it is well-placed for commuters and professionals. A private road leads into the village, with tree-lined streets, a central cenotaph and beautifully maintained public areas adding to the appeal. It's a brilliant area for raising a family, with the sense of safety and community appealing to a range of buyers, from young couples to retirees and everyone in between. There is a neighbourhood newsletter which publicises the range of events that are held in the community hall and on the surrounding green spaces, bringing people together and creating a sense of cohesion amongst residents. Houses rarely come up in the village as it's an area that people feel comfortable staying in for a long time, and not surprisingly, it's unlike any area, not just for Lancaster, but for any city across the UK.

Let's Look Inside

This three bedroom semi-detached property has been updated throughout, making it a well-presented move in ready home that is just waiting for you to start your new chapter. An entrance hall at the front of the property boasts an original front door, space on the carpeted floor for storage units and an understair cupboard housing the utility meters. A doorway leads through tot he contemporary fitted kitchen with integrated appliances including a fridge, freezer, oven, microwave and a four ring Zanussi hob. An inset Belfast sink sits beneath the double glazed window on the side aspect, with a smaller window on the rear aspect, filling the space with natural light. A stylish black vertical radiator sits beside the entrance to the main living room, adding to the comfort of the home. As you enter the main living room, a wood burner with a wooden mantle forms the focal point of the room. There is ample space on the carpeted floor for seating and dining, making it a great multi-functional reception room that can be used for relaxing and entertaining. Dual aspect windows provide plenty of daylight, with an inset ceiling light and wall light allowing you to set the lighting levels in the evening. To the rear of the ground floor, a porch leads through to the utility

room, previously a WC, currently housing the 3 year old Ideal boiler for the house, with connections in place for appliances including plumbing and power, great for busy households and keeping appliance noise to a minimum in the main living spaces.

Upstairs, a modern three piece bathroom has been fitted in the last six months, featuring a bath with overhead shower, low flush toilet and sink with storage below. With aqua boarded walls and vinyl flooring it's easy to maintain and stylishly designed. A heated towel rail sits by the door, with a frosted double glazed window on the side aspect making it bright and comfortable throughout the day. The main bedroom sits at the front of the property, with a large window on the front aspect taking in views down the street. A period fireplace sits in the chimney breast, a great feature that reflects the age of the property. There is ample space on the recently carpeted floor for a double bed and units, so you can create your perfect master suite. A second small double bedroom at the rear of the house benefits from a newly carpeted floor and double glazed window on the side aspect that provides natural light into the inviting sleeping space. A third single bedroom at the rear of the property has a double glazed window overlooking the rear garden and would make an excellent bedroom, hobby room or home office. An attic space sits above the property, great for storage, with an access hatch in the ceiling of the third bedroom. This well-presented property is ideal for first time buyers, professionals and small families with space to tailor to your lifestyle and no major works needed, letting you move in an enjoy your new chapter with ease.

Step Outside

To the rear of the property a private garden offers the perfect space to sit out and enjoy the warmer weather. With a seating area directly behind the house, a raised lawn, and fencing on all sides, it's a safe and secure space for children and pets to enjoy. Raised beds offer planting space for gardening enthusiasts, with side access to the driveway at the front of the house. The front of the property has excellent kerb appeal with a well-kept lawn and driveway offering off-road parking for two vehicles. An open porch at the front leads to the original painted front door, a nod to the period of the

home and in keeping with the rest of the neighbourhood. For those needing garage space, there are detached garages available for rent within the village for a low fee, with a waiting list for resident applicants.

Additional Information

Freehold
Council Tax Band B
EPC Rating 'D'

Room Sizes

Entrance Hall

10'4" x 6'11" (3.17 x 2.11)

Kitchen

10'4" x 9'4" (3.17 x 2.87)

Living Room

16'10" x 10'10" (5.15 x 3.32)

Rear Porch

4'4" x 3'6" (1.34 x 1.07)

Utility Room

3'9" x 3'4" (1.16 x 1.02)

Landing

9'1" x 3'4" (2.78 x 1.02)

Bathroom

6'6" x 5'4" (2.00 x 1.64)

Bedroom 1

10'10" x 9'7" (3.31 x 2.93)

Bedroom 2

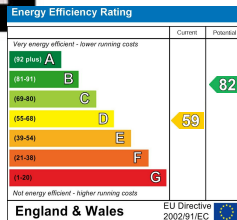
10'4" x 7'10" (3.15 x 2.40)

Bedroom 3

10'11" x 7'0" (3.33 x 2.15)







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