









### Inside The Home

This attractive three-bedroom semi-detached home has been thoughtfully extended to the rear, creating a spacious and versatile layout that perfectly suits modern family living. Entering the property through a double glazed UPVC front door you're welcomed into a spacious hallway, the ground floor offers two well-proportioned reception rooms, providing flexibility for both formal and informal living. A convenient downstairs WC has been added by the current owner a practical feature for busy households and guests alike. To the rear, the extension opens into a generous U-shaped kitchen/diner, beautifully designed as the heart of the home. The space comfortably accommodates dining and entertaining, enhanced by a striking log burner that creates a warm and inviting focal point. Patio doors allow natural light to fill the room and provide seamless access to the rear garden, perfectly blending indoor and outdoor living. The kitchen and bathroom have both been modernised to a high standard, ensuring a move-in ready finish.

To the first floor, there are three bedrooms, including two generous doubles. The master bedroom to the front benefits from an attractive bay window, adding character and additional natural light. The rear double enjoys lovely open views across the allotments and rolling hills beyond. The third bedroom, currently utilised as a walk-in wardrobe, offers flexibility as a nursery, home office or single bedroom. The modern family bathroom comprises a stylish three-piece suite with an overhead shower.

The current owner has extensively upgraded the property, including the rear extension, driveway enlargement, pebble-dashed exterior, replastering, redecoration, new flooring, and the installation of the log burner, resulting in a beautifully presented home ready for its next chapter. Additional benefits include an insulated loft space, offering excellent storage and future potential for boarding.

Ideally suited to families, downsizers or professional buyers, the property enjoys a convenient location with easy access to the city centre, the M6 motorway and the Bay Gateway making it an excellent choice for commuters.

### Let's Take A Closer Look At The Area

Situated in the highly sought-after Bowerham area of Lancaster, this property enjoys a prime position within easy walking distance of local shops, everyday amenities and the well-regarded primary school. Perfectly suited to busy family life, the area offers a welcoming community feel while remaining conveniently close to the heart of the city. Lancaster city centre is just a pleasant stroll away, providing access to an excellent range of retail, dining and leisure facilities. For those commuting or travelling further afield, the property benefits from superb transport connections. Regular bus routes provide direct access to Lancaster University, while the nearby M6 motorway (Junctions 33 and 34) and the Bay Gateway offer swift links to the wider region, making this an ideal base for commuters, students and young professionals alike.

### Let's Step Outside

To the front of the property, the current owner has thoughtfully concreted and extended the driveway, creating generous off-road parking for two vehicles, an attractive introduction to the home. The exterior has also been pebble-dashed, offering a neat, low-maintenance finish that complements the property's overall presentation. A substantial garage sits to the side, featuring up-and-over doors to the front, a convenient side access door, and an additional rear door with a window allowing natural light to fill the space. The garage offers excellent versatility, with ample storage space, fitted cupboards with a practical work surface, and plumbing and space for a washing machine and additional white goods ideal for those seeking utility space or workshop potential. To the rear, the property enjoys a beautifully paved garden, enclosed by brick walling and secure gated access. The garden benefits from a high degree of privacy, as it is not directly overlooked, and boasts truly impressive open views across neighbouring allotments and rolling hills beyond, a wonderful backdrop to relax and unwind.

### Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

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The property is Freehold. Title number:LAN110278

### Council Tax Band

This home is Band B under Lancaster City Council.

### Viewings

Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

View online or for more information contact our office for details.

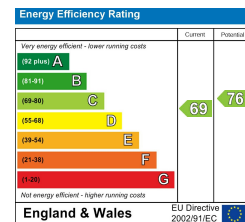
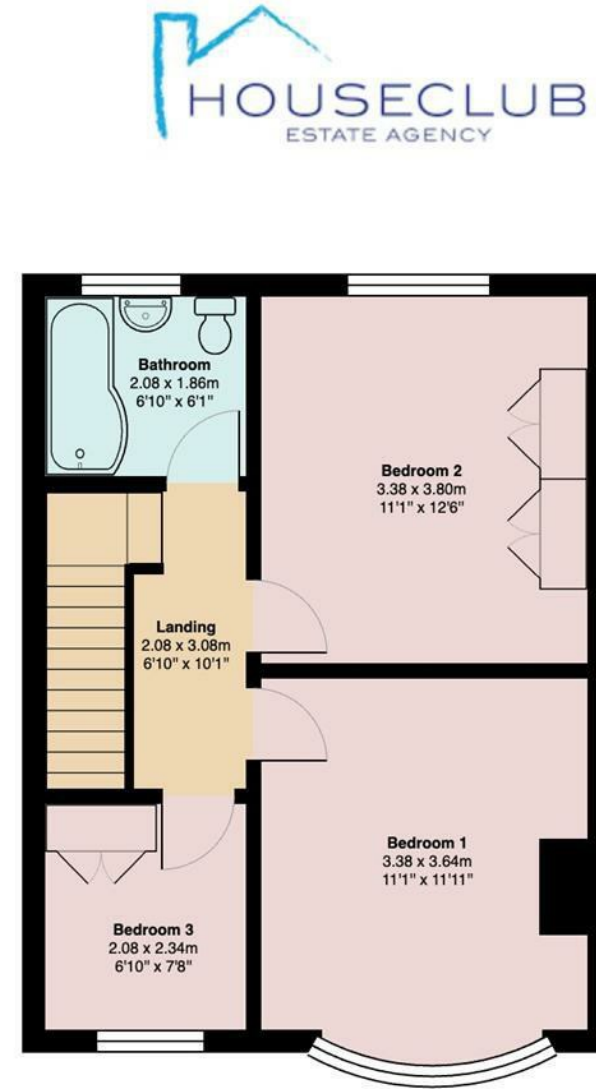
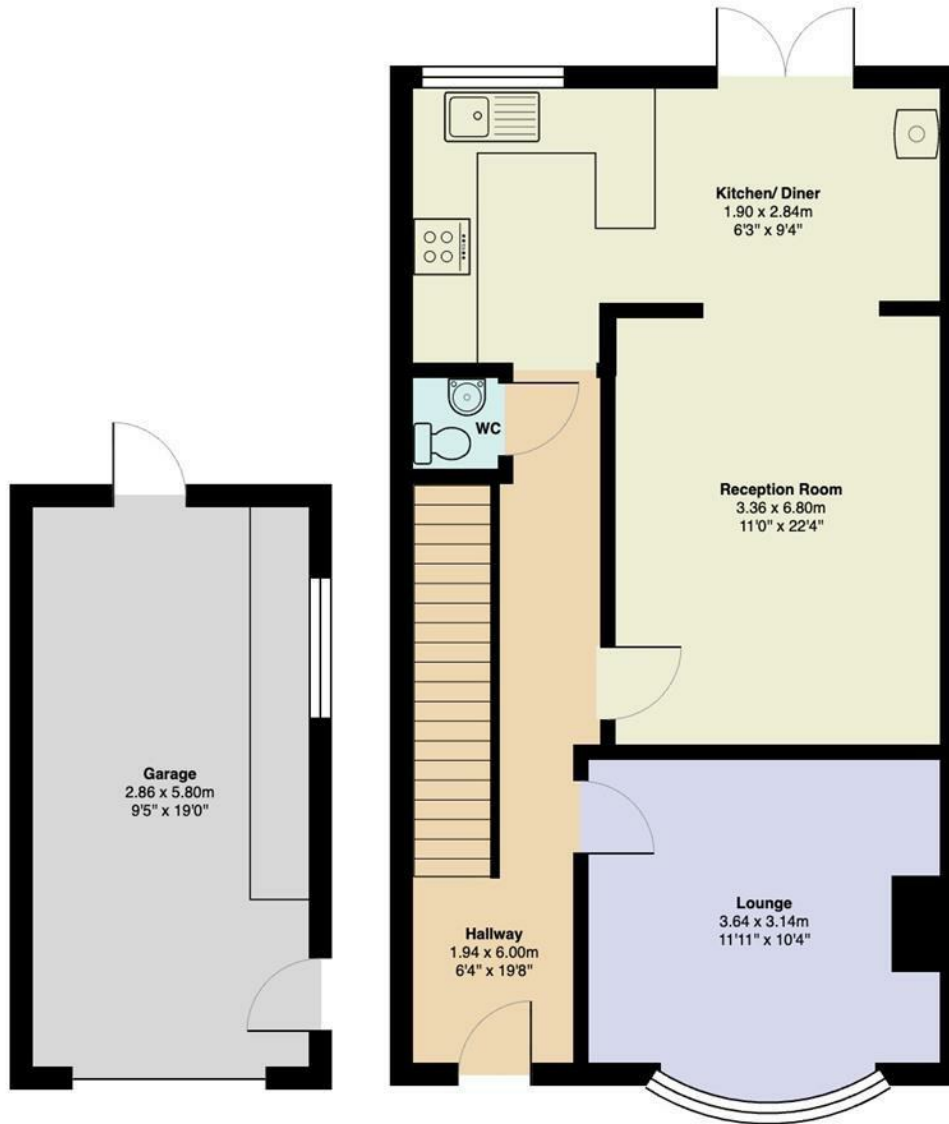












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