



**3 Bed
House - Terraced
located in**

Jennings
estate agents

43 Bowerham Road

Lancaster

LA1 4AE



Asking price £220,000

Nestled in the charming area of Bowerham Road, Lancaster, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a traditional design, characteristic of the local architecture, while offering modern conveniences that cater to contemporary living.

As you step inside, you will be greeted by a warm and welcoming atmosphere. The spacious living areas are perfect for both relaxation and entertaining, providing ample room for family gatherings or quiet evenings in. The well-appointed kitchen is designed with functionality in mind, making it a joy to prepare meals and enjoy casual dining.

The property features several bedrooms, each offering a peaceful retreat at the end of the day. Natural light floods through the windows, creating a bright and airy feel throughout the home. The bathroom is tastefully designed, ensuring a comfortable space for daily routines.

Outside, the terraced garden provides a lovely outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. The location on Bowerham Road is particularly advantageous, with easy access to local amenities, schools, and parks, making it a perfect choice for families and professionals alike.

In summary, this terraced house on Bowerham Road is a wonderful blend of character and modern living, set in a vibrant community. It is an ideal opportunity for anyone looking to establish a home in the heart of Lancaster.

Vestibule

Entrance doorway with a single glazed window above. Open to -

Hall

Stairs leading to the first floor landing. Radiator.

Lounge

10'6" (R) x 15'2" (Bay)

Double glazed uPVC Bay window to the front aspect. Radiator.

Decorative coving to the ceiling.

Dining Room

7'8" (R) x 12'7"

Double glazed uPVC window to the rear. Wooden fire surround with a tiled splash back. Radiator.

Kitchen Diner

22'1" x 7'3"

Modern fitted kitchen with a range of wall and base units incorporating: stainless steel sink unit, electric oven, four ring electric hob and a stainless steel extractor fan. Space for a fridge, freezer, fridge freezer, washing machine and dryer. Double glazed uPVC window to the side and a uPVC door leading to the rear yard. Tiled flooring and a radiator.

Bedroom Three

12'4" x 8'

Double glazed uPVC window to the side. Radiator.

First Floor

First Floor Landing

Storage cupboard and loft access.

Master Bedroom

12'2" x 13'9"

Double glazed uPVC window to the front aspect. Double radiator.

Bedroom Two

7'11" x 12'4"

Double glazed uPVC window to the rear. Radiator.

Bathroom

Modern three piece suite comprising: bath, overhead shower, wash hand basin and a low level WC. Double glazed uPVC window to the side aspect. Radiator and tiled flooring.

Shower Room

Three piece suite comprising: shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the rear. Radiator.

Exterior

Front Garden

Paved front garden and flowerbed with a pathway leading to the main entrance.

Rear Yard

Enclosed rear yard and gated access to the rear.

Additional Information

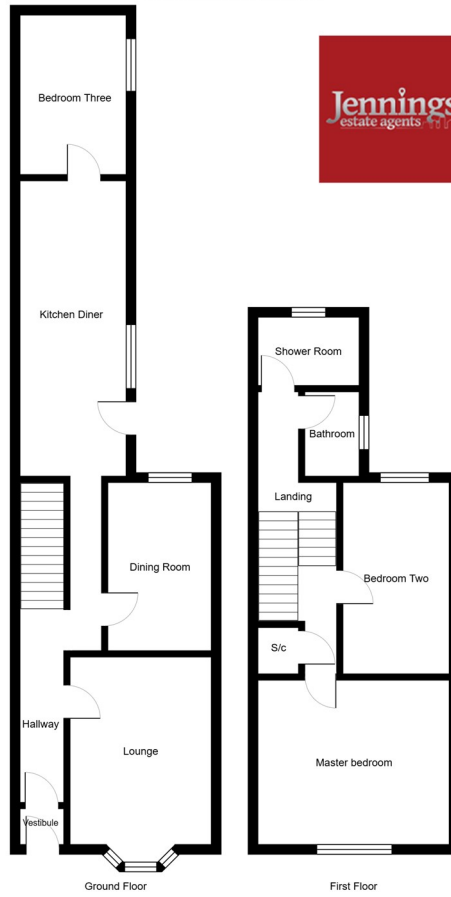
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Bowerham Road Lancaster, LA1 4AE



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

EPC Rating: C
Council Tax Band: B

DIRECTIONS

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