

MIGHTYHOUSE

ESTATES



32 Coulston Road
Lancaster, LA1 3AE

House - Terraced

Price Guide

£225,000

32 Coulston Road Lancaster, LA1

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Overview

- NO CHAIN
- THREE BEDROOMS
- ORIGINAL PERIOD FEATURES
- OPEN PLAN LIVING
- SPACIOUS ROOMS
- LOCATED IN THE POPULAR AREA OF BOWERHAM
- WITHIN WALKING DISTANCE TO WILLIAMSON PARK AND THE CITY CENTRE
- RENOWNED LOCAL SCHOOLING
- GOOD LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT



This charming three-bedroom traditional terraced family home is located in the highly sought-after area of Bowerham. With high ceilings and generously sized rooms, the property is spacious and well-presented, providing an ideal blend of character and comfort. The interior has been beautifully designed and offers generous accommodation for a growing family.

This home would be an excellent choice for families looking for a balance of traditional charm and modern convenience. The area is well-served with local shops, primary schools, and accessible public transport via local bus routes, adding to the convenience of town living. With Williamson Park just a short stroll away, you'll have access to acres of green space, tranquil walking trails, and stunning panoramic views of the surrounding landscape. Lancaster city centre is an easy commute for professionals working at renowned hospitals and universities. This highly sought-after area has an excellent choice of schooling for all ages with both renowned Girls' and Boys' Grammar schools and excellent local primaries. Beautifully presented and offered with no onward chain this is a wonderful family home ready to move straight into!



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Ground Floor



Floor 1

Approximate total area*
 947.44 ft²
 88.02 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Entrance Vestibule
Door to the hallway.

Hallway
Stairs to the first floor, original coving, wood floor, radiator.

Open Plan Lounge/Dining Room
Double glazed bay window to the front, wood surround fireplace with inset coal effect gas fire, picture rail, oak shelving, wood floor, radiator. Dining room with a double-glazed window to the rear, feature fireplace with a stone mantel, built-in shelving, wood floor and radiator.

Kitchen
Double-glazed window to the side, range of matching wall and base units, four ring gas hob, extractor hood and electric oven, ceramic sink, dishwasher, door to walk-in understairs storage cupboard, fridge and freezer, tiled floor, radiator, double-glazed door to the yard.

First Floor Landing
Storage cupboard with plumbing for a washing machine and access to the loft.

Bedroom One
Double-glazed window to the front, Victorian cast Iron fireplace, carpeted floor, radiator.

Bedroom Two
Double-glazed window to the rear, Victorian cast Iron fireplace, carpeted floor, radiator.

Bedroom Three
Double-glazed window to the front, carpeted floor, radiator.

Bathroom
Double-glazed window to the side, bath with thermostatic shower, wash hand basin, extractor fan, tiled floor, heated towel rail, built-in shelving.

Outside
Lovely rear yard with raised flower beds, brick storage shed housing the combi boiler, gas & electric meters, gate to access yard.

Useful Information
Tenure Freehold
Council Tax Band (B) £1756.26
No Onward Chain

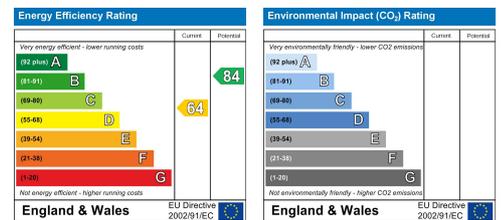
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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www.mightyhouse.co.uk