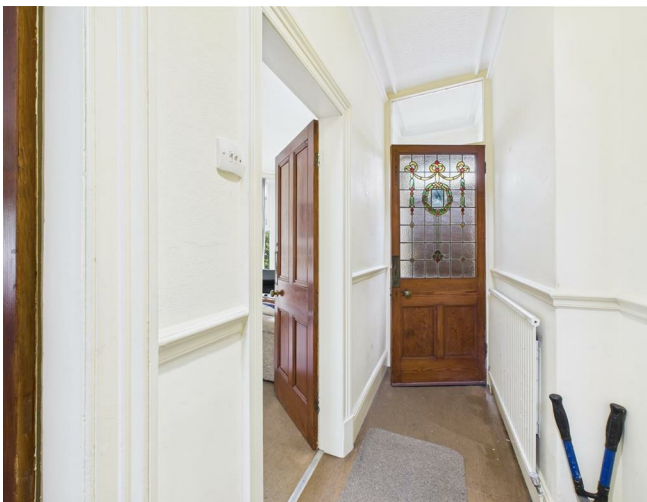


## 54 West Road, Lancaster, LA1 5NU



**£385,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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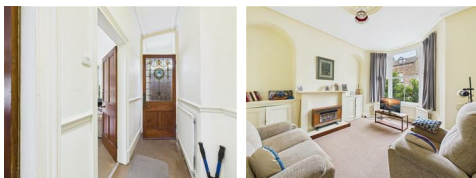
This is a truly captivating home, brimming with character and charm, and still showcasing many of its original period features. Spread gracefully across four floors, it offers a wonderful sense of space and versatility. Three generous double bedrooms, a large family bathroom, two welcoming reception rooms, a kitchen and useful cellar rooms all come together to create a property that feels both unique and full of promise. While some modernisation would undoubtedly enhance its appeal, the house already carries a warmth and individuality that makes it truly stand out.

The location only adds to its desirability. Nestled within walking distance of Lancaster's bustling city centre and train station, the property offers excellent convenience while still enjoying the calm of a peaceful residential street. Families will be particularly drawn to its position within the sought-after grammar school catchment area, while professionals will appreciate the easy access to everything the city has to offer. Here you'll find the best of both worlds, city living at its finest, yet tucked away in a peaceful suburban street, a property with endless potential and a lifestyle to match.

**Entrance Vestibule**

Door to the hallway.

**Hallway**



Stairs to the first floor, original coving, dado rail, carpeted floor, radiator.

**Lounge**

Double-glazed bay window to the front, built-in cupboards, original coving, radiator, carpeted floor.

**Dining Room**



Double-glazed window to the rear, cupboard housing the Worcester combi boiler, bookshelves, picture rail, feature stone wall, carpeted floor, radiator.

**Kitchen**

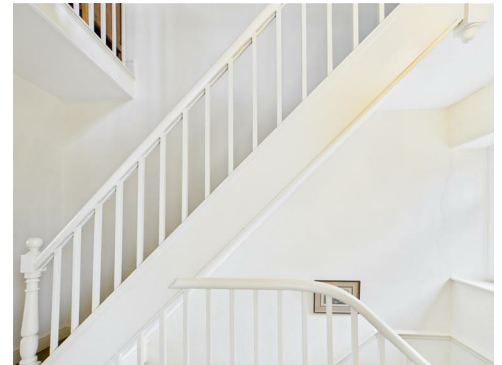


Double-glazed window to the rear, range of matching wall and base units, door to the garden, plumbing for washing machine, space for fridge/freezer, stainless steel sink, free-standing gas cooker, door to the cellar.

**Cellar Rooms**

Three cellar rooms, gas and electric meters.

**First Floor Landing**



Double-glazed window to the rear, dado rail, stairs to the second floor, radiator.

**Bathroom**



Double-glazed frosted window to the rear, panelled bath, wash hand basin, radiator, carpeted floor, W.C.

**Bedroom One**



Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator.



**Second Floor Landing**

Access to the loft.

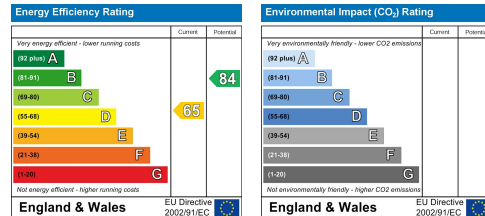
**Bedroom Two**



and a handy storage shed. A gated access leads directly onto the road behind, adding extra convenience.

**Useful Information**

Tenure Freehold  
Council Tax Band (B ) £1,873  
No Onward Chain



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

**Bedroom Three**



Double-glazed window to the rear, carpeted floor, radiator.

**Outside**



A compact rear garden offers a pleasant outdoor space with a patio area, established trees and shrubs,



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Approximate total area<sup>(1)</sup>  
1061 ft<sup>2</sup>  
98.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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