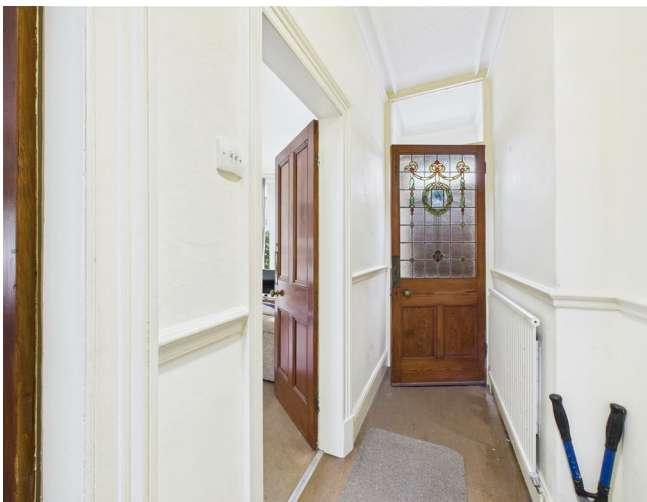


54 West Road, Lancaster, LA1 5NU



£350,000

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

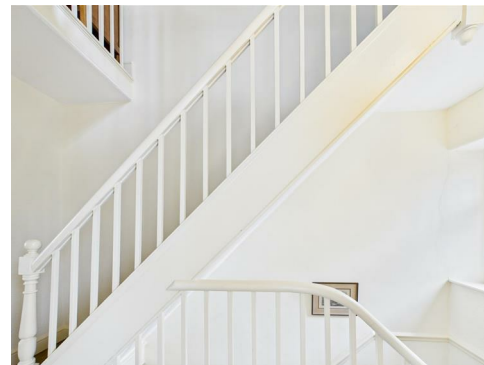


Double-glazed window to the rear, range of matching wall and base units, door to the garden, plumbing for washing machine, space for fridge/freezer, stainless steel sink, free-standing gas cooker, door to the cellar.

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



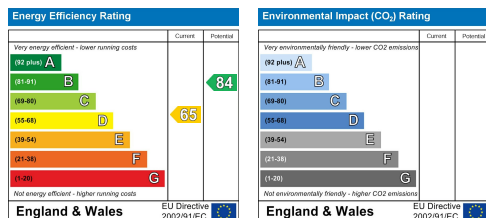
and a handy storage shed. A gated access leads directly onto the road behind, adding extra convenience.

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



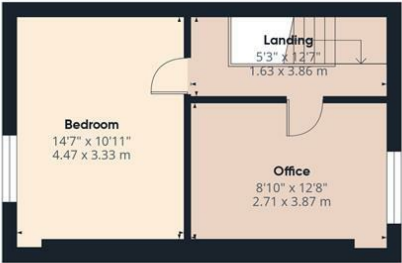
A compact rear garden offers a pleasant outdoor space with a patio area, established trees and shrubs,



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1061 ft²
98.6 m²

(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.

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