

47 Wingate Saul Road

Fairfield, Lancaster, Lancashire, LA1 5DW

£220,000

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Is this one of the best period homes in Fairfield? The Fairfield playing fields, allotments and fauna reserve are footsteps away. This truly is a beautiful home. It has been decorated to a high standard throughout and features many original features.

A brief description

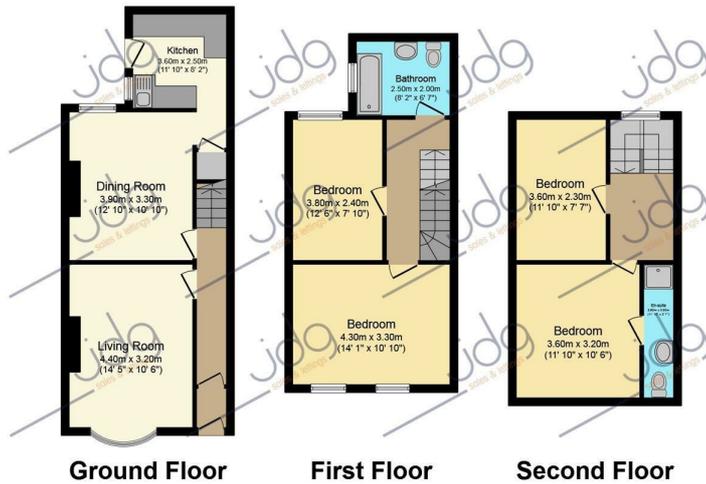
Wingate Saul Road is a beautiful 4-bed bay fronted period home. This is a home which has an enviable position. Live here and you are just moments away from the Fairfield Green and the Fauna Reserve.

You'll be surprised by just how peaceful it is, given the fact the city centre and train station are close by.

Step inside and you will find an attractive home with many original features. The ceilings are high and the ornate corning still features. Throughout the decor is fresh, the flooring is new. The kitchen is spacious and the bathroom features a 3-piece suite in white.

Step outside and there is an attractive rear yard perfect for potted plants and a sun seat. There is even a handy shed!

This is a must see home.



Total floor area 110.0 sq. m. (1,184 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Key Features

- Stunning period home
- Four bedrooms - all of which are doubles!
- Stylish well appointed kitchen
- Bay fronted living room
- Three piece bathroom in white & a new en-suite
- New flooring throughout the ground floor
- The Fairfield playing fields, allotments and fauna reserve are footsteps away
- Excellent location

Where is Wingate Saul Road?

Welcome to Wingate Saul Road, a highly regarded residential street located just a short walk from Lancaster City Centre and the train station. This is a friendly neighbourhood, noted for its greenery and period-style homes.

Many of the neighbours are families and professional couples which all enjoy the sense of community that living in this area of Lancaster offers.

One of the regions most in-demand primary schools is close by. Every amenity you could possibly want is a stones throw away, including the Fairfield Association's play area, community orchard and nature reserve.

Live here and you'll be living in one of the greenest areas of our city. You'll also be pleased to know a resident parking scheme is in operation.





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Step inside

Pause for a second and admire how wonderfully quiet and peaceful Wingate Saul Road is, surprising considering this postcode's proximity to Lancaster City Centre.

Make your way up to the front door and step inside, a handy vestibule greets you, stunning floor tiles set the tone for this stunning period home. Straight ahead are the stairs which lead you up to the first floor. Access to both the living and dining rooms is available.

First, let's start in the bay fronted living space...

The living accommodation

Located to the front of the home is the living room, a gorgeous space which floods with natural light thanks to the large bay window. To the centre of the room, an electric fire creates a cosy and warm focal point. The decor is crisp and neutral, the ornate cornicing is intact and the signature high ceilings add to the period feel of this home.

To the rear of the home is the spacious dining room, there is ample room for a dining table to seat the whole family and visiting guests. Following on from the dining room is the modern and well appointed kitchen. The contemporary design houses ample cupboards for storage and room for all necessary appliances. A handy under-stairs storage cupboard is perfect for tucking away the Hoover and other household appliances.

The bedrooms, bathroom & en suite

Take the stairs up to the first floor, here you will find two of the four bedrooms and the family bathroom. It is important to note that all four bedrooms are generous in size, allowing for flexibility to suit family life. Whether you need a home office, play room or guest bedroom, 47 Wingate Saul can accommodate your needs.

The master bedroom is located to the front of the home, spanning the width of the property, this is a spacious room with ample room for a king size bed and all necessary furnishings. The decor is clean and crisp, ready to be moved straight in to.

The second bedroom is again a double bedroom and enjoys a pleasing outlook over the rear yard. The family bathroom is contemporary, boasting a three piece white suite which is complete with a shower above the bath.

Up on the second floor you will find a further two bedrooms, one which is complete with its very own newly fitted en suite shower room - ideal for visiting guests! Both second floor bedrooms boast a wonderfully private feel thanks to their Velux windows.

Step outside

The rear yard at Wingate Saul Road is low maintenance, a great spot for potted plants and a couple of outdoor chairs to sit and soak up the summer sun in. There is even a handy shed for storage.

What we like

With this home it is all about the location, moments from the vibrant City Centre of Lancaster yet such a peaceful and idyllic setting.

Close by is the Fairfield Nature Reserve and miles of countryside walks. This location really does have it all!





Extra Information

- Council tax band B
- A new en suite shower room has been installed
- This home has had new flooring throughout the ground floor
- The home has been partially re-plastered and redecorated over the last 2 years
- On street residents permit parking
- Easy access to Lancaster Train Station and City Centre
- Countryside walks close by
- Highly regarded schools within walking distance

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