

# 61 Westbourne Road

Fairfield, Lancaster, Lancashire, LA1 5DX

£250,000



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A beautiful period home which is light, bright and airy. This home combines period living with a contemporary stylish twist. With 3 double bedrooms and superb kitchen diner, this home is not to be missed.

## A brief description

Welcome to Westbourne Road, a beautiful Victorian home set in the heart of Fairfield. This is a true family home with spacious living, generous bedrooms and a host of original features.

Flooded with natural light, thanks to the appealing dual aspect of this home, the interior styling is minimalist. The home still retains a cosy feel with it's roaring fires in both reception rooms.

Live here and you can walk into the city. You can walk your children to school or take a more relaxing walk down to the nature reserve and canal. This home is special. It is different from the rest. We invite you to discover why.



## Key Features

- A beautiful period home
- Dual aspect windows create for light and airy home
- 3 double bedrooms
- 2 reception rooms with working fires
- Spacious kitchen diner
- Stylish 3-piece bathroom in white
- Many original features including the sash windows and internal doors
- South facing rear courtyard

## Where is Westbourne Road?

Proudly positioned, at the end of the row, No 61 Westbourne Road is a beautiful period home in an exceptional location just minutes away from the city centre. This area is known as Fairfield.

Fairfield is in demand. This is an area of the city which is noted for its greenery. It's home to many of Lancaster's academics and professionals, many of whom choose to live here for the convenience city life offers combined with benefits of living in an area with protected green spaces. It's a sought after location. Fairfield is after all home to the nature reserve, Millenium Park and a community orchard.

Live in Fairfield and you can walk into the city centre. Lancaster train station is under 1/4 mile with direct connections to both Manchester, London, Glasgow and Edinburgh. The area is in the catchment area of many highly regarded schools including both the Boys and Girls Grammar School.





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## The welcoming hallway

Westbourne Road is a superb family home and a fine example of how a period home should be. Throughout this home does not fail to impress with original features starting from the front entrance door, through the vestibule with mosaic tiling into a welcoming hallway. Throughout the ceilings are high adding to the period character of the home. Original internal doors feature alongside working sash windows.

Stairs ahead lead up to the first-floor landing. We'll begin by turning left into the bay fronted lounge.

## The two reception rooms

Sized to house a growing family in comfort, Westbourne Road is a home with twin reception rooms. Both are light and airy with dual aspect windows. Both have crisp white decor. Elegant interiors combine with white minimalism decor creating a very appealing home. Note the original deep skirtings, beautiful corning and stained wooden flooring in both of these rooms.

The bay fronted lounge looks out to the front. It features a beautiful toasty wood burning stove. In the 2nd sitting room, there is an open fireplace set in a Victorian surround.

Light flows through the windows. Even on a cloudy day, this home is bright and airy. The sun moves around the house. It rises in the rear and pivots around the side, setting in the front of the home.

## The modern kitchen diner

The large kitchen diner is perfectly suited to family life and is one of the families favourite areas of the home. It features white hi-gloss units, complemented by glossy walnut effect work surfaces. There is ample space for casual dining, children to do their homework at the kitchen table or simply for the family to gather. The family have hosted many family dinners and Christmas celebrations. It's a great place to cook, enjoy a chat and enjoy nibbles at the same time.

Set off the kitchen is the rear porch which leads out to the rear courtyard.

## What we like

*"I'm a little bit in love with this home. I love the dual aspect windows and how light and bright is."*

*"This home has great position on this street and such an open outlook. It will certainly prove very popular!"*



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## 3 double bedrooms & the family bathroom

Take the stairs and explore upstairs. There are 3 bedrooms and a stylish, modern bathroom. All 3 bedrooms are well proportioned, the 3rd still a double bedroom. Again all 3 bedrooms have fresh neutral decor creating the perfect blank canvas.

The master bedroom spans the front of this home. It is a large double bedroom with a pleasing dual aspect. This bedroom has wonderful sunsets overlooking Morecambe and Lake District.

The 2nd bedroom also has a dual aspect view looking out down Ashfield Avenue. The 3rd bedroom has views out to the rear. This room really does feel open and bright.

The bathroom was new in January 2018. It is a stylish 3 piece suite in white which is beautifully tiled with a white brick effect tile and stunning Victorian inspired floor. There is a shower over the bath.

## The courtyard

Step out of the kitchen and into the secluded walled courtyard. Enjoy alfresco dining on the stone patio. This is perfect to sit out and relax reading a book in the warmer summer months or why not sit out on a cooler evening around a chiminea?



## Extra Information

- This home was built 1903
- It an end of terrace, hence the dual aspect windows
- The windows are the original sash windows
- It is gas central heated. The gas combination boiler was serviced Winter 2018
- The bathroom was installed in January 2018
- It is a Freehold Property
- It is council tax band C

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