

# 61 Westham Street

Primrose, Lancaster, Lancashire, LA1 3AX

**£115,000**

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**jdj**  
sales & lettings

This wonderfully appointed 2 bed mid terrace home is now available. Located in a sought after area of Lancaster, Primrose has great local amenities and transport links both to the M6 and Bay gateway. With Lancaster Royal infirmary and the University of Cumbria on your doorstep, this property will appeal to many.

## A brief description

Step inside to this tastefully decorated home and be greeted with bright and airy rooms. Soft pastel colours is the theme throughout, a modern fitted kitchen and contemporary bathroom oozing style and sophistication.

The two bedrooms on the first floor are a great size and will both accommodate double beds and furniture. This home is ready to move into and has a real 'homely' feel.

Gas central heated, double glazed and immaculately maintained, you'll be hard pressed to find a better terraced home in Lancaster.



## Key Features

- Mid Terrace home
- 2 double bedrooms
- GCH & d/glazed throughout
- Tastefully decorated
- Contemporary Kitchen & bathroom
- Popular location in South Lancaster
- Local amenities close by
- Close to University and RLI

## Where is Westham Street?

Westham Street is a superb central location, tucked away in the Primrose district of South Lancaster. Often chosen by professional couples and buy to let landlords, it has become a very popular area over the years. Close enough to the city to be able to stroll in and enjoy the numerous restaurants, bars and independent shops, Westham Street is also on the doorstep of some of Lancaster's biggest employers - the hospital and the University of Cumbria.

Choose to live here and you are close to some pleasing, enjoyable walks along the canal and the nearby woodland which is Scotch Quarry. A 15-minute walk will bring you to Williamson Park and all the delights it has to offer. There are some great local amenities close by including a useful grocery store, an award winning fish and chip shop and a popular public house just down the road.

For those that don't drive, Primrose is well connected to both the City and University with regular buses on nearby Bowerham Road.





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## The Living areas

Step in though the uPVC front door, boasting an attractive part glazed design allowing light to flow in. The oak effect laminate flooring within this room really sets it apart from most. Soft pastel greens cover the walls, setting a fresh and relaxing tone the moment you walk in. A storage cupboard houses the meters for the property and also allows for storing other items, should you need to. The large window to the front of the room, typical of this particular style of property, lets plenty of natural light in, brightening a wonderful living room for you to enjoy.

Head on through the part glazed wooden door separating the front living space and beautifully appointed kitchen area. The current owners have once again taken time and effort to create a truly gorgeous kitchen space. Oak shaker style cupboards line the walls along with attractive splash back tiles. The integrated oven and microwave are chest height and of modern design, along with the electric ceramic hob to the centre of the expansive work top surface. A handy under-stair storage area is located just as you enter the kitchen and would be perfect for storing your cleaning products, vacuum cleaner etc.

## The bedrooms and bathroom

The two bedrooms within this property, offer space for double beds and furniture. The master bedroom to the front once again boasts subtle and pleasing pastel walls and spans the entire front of the property. The second bedroom to the rear is currently being used as an office space, however would be perfect also as a guest room or child's double bedroom. It really depends on your needs and requirements.

You will really struggle to find a more stylish and attractive bathroom - Located on the ground floor to the rear of the home, this contemporary bathroom really oozes class and sophistication. Dark grey tiles surround the bath from tub to ceiling. Eye catching mosaic style borders span the shower over bath and beautiful white floor tiles finish off the tasteful design. Complemented further by a modern white suite, this really is a fantastic bathroom!

## The outside space

As with the majority of terraced properties in Lancaster, an outside yard space is available leading to the service road behind. enough space to store your bins and recycling and even your bikes! A few potted plants here and there and this space can be really brightened up.

## What we like

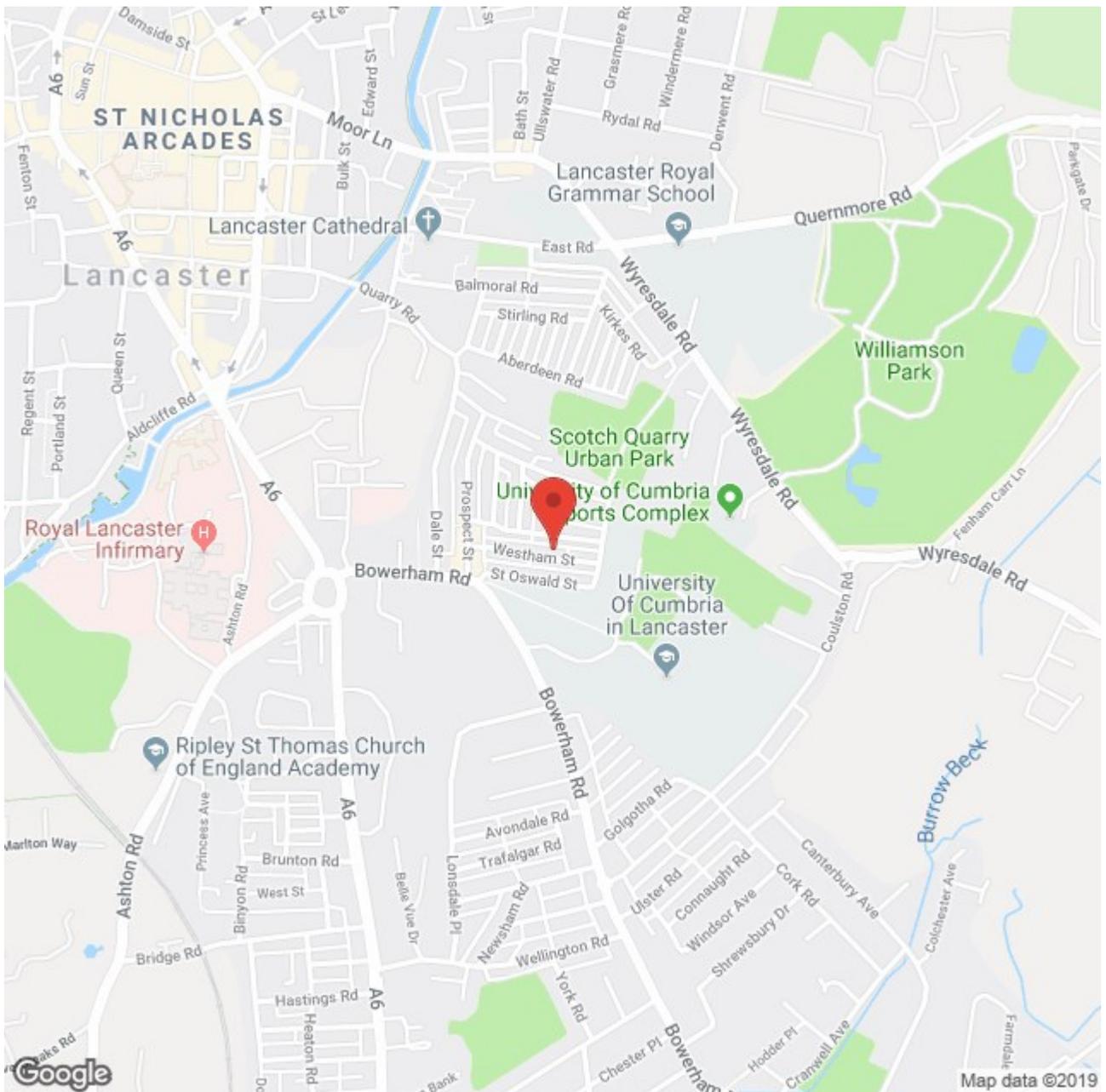
*Our favourite part of this beautiful home simply has to be the bathroom! It's gorgeous design will 'wow' you no doubt, it certainly did us!*



## Extra Information

- Perfect for first time buyers or if you are looking to downsize.
- Period property, tastefully decorated throughout
- Shaker style oak kitchen
- Stylish and contemporary bathroom.
- Council Tax band A
- EPC rating -C





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