

Lancaster

£280,000

66 Coulston Road, Lancaster, Lancashire, LA1 3AE

Experience luxury living in this impeccably presented 3-bedroom Victorian terrace nestled in the sought after Bowerham area of Lancaster. Having being transformed by a schedule of works including new wiring, new heating system and new Burlington slate roof.

Boasting two elegant reception rooms and a brand-new kitchen seamlessly blending modern style with charming character features, this residence offers a perfect blend of comfort and sophistication. Don't miss the opportunity to call this stunning property home.

Quick Overview

Immaculate Victorian Terraced
Renovated Throughout
Two Reception Rooms
Three Bedrooms
New High Specification Kitchen
Located in Sought After Area
Close To Local Amenities
Character Features
Close To The City Centre
Ultrafast* Broadband Available



3



1



2



TBC



Ultrafast
Broadband



On Street Parking

Property Reference: C2384



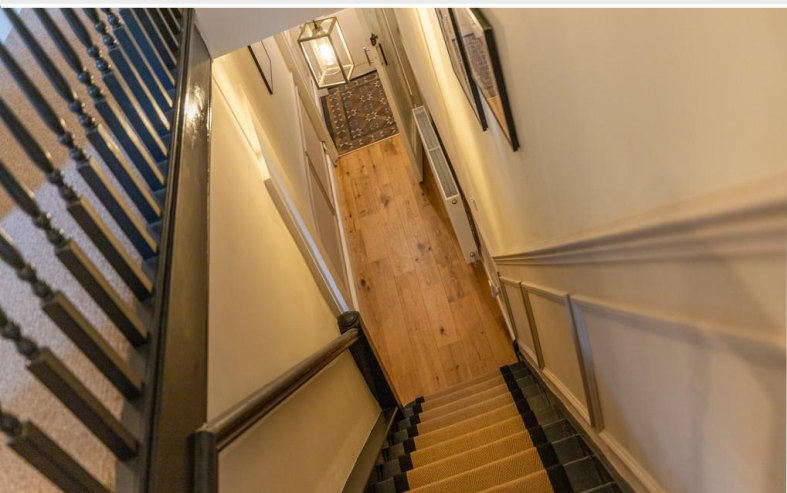
Living Room



Dining Room



Dining Room



First Floor Staircase

Location Introducing Coulston Road in Bowerham, South Lancaster – a sought-after location, especially favored by families for its quite ambiance and close proximity to esteemed schools, conveniently located bus stops within 150 meters. Ideal for commuters, the area offers excellent accessibility to the University and the M6 Motorway. Lancaster Station, situated on the west-coast main line, ensures efficient travel, with London just a 4-hour journey away.

Coulston Road provides residents with convenient shopping options, including smaller local shops up the hill into Bowerham and a larger Booths Supermarket in Scotforth. For a broader retail experience, the city center offers major supermarkets along with an array of delightful cafes and pubs. Enjoy the perfect blend of peaceful living and accessibility in this charming Lancaster neighborhood.

Property Overview Step into the charm of 66 Coulston, where the journey begins in a tastefully exposed and refurbished porch with tiled floors, leading seamlessly into a stylish hallway, neutral tones adorn the paneled walls, accentuating the Victorian features as you journey through that sets the tone for what lies ahead. To the right, discover the dining room, adorned with engineered oak flooring throughout the downstairs. This bright space features a cast iron fireplace and sliding doors leading to the living room, where a wood-burning stove becomes the focal point. Natural light floods the living room, complemented by modern shutters, coving, and deep skirting boards.

Returning to the dining room, step down into the chic new kitchen, boasting deep blue cabinets and sleek countertops. Integrated appliances, including a Hotpoint oven, microwave, hob, extractor hood, and Lamona dishwasher, elevate both style and functionality. A convenient cloakroom with WC and a spacious boiler room offer ample storage.

Ascend the stairs to the first floor, where three beautifully appointed bedrooms await. Bedroom one, is a spacious double, flooded with natural light and features an exposed Victorian fire surround.



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Downstairs Cloakroom

Bedroom two offers another spacious double with stylish décor and a Victorian fire surround.

Bedroom three is currently utilized as an office, boasts a panelled wall and is again immaculately presented.

Indulge in luxury in the main bathroom that boasts the ultimate wow factor. This stunning space showcases a large walk-in shower adorned with both a soothing rainfall showerhead and a second shower head. The stylish vanity wash basin adds a touch of elegance, complemented by the contemporary low-level WC.

Completing the picture, a small yard area at the rear provides space for a table and chairs, perfect for outdoor relaxation. 66 Coulston offers a harmonious blend of Victorian elegance and modern sophistication, creating a truly inviting home.

Parking On street parking

What3words [///portfolio.teachers.quilting](https://www.what3words.com/#!/portfolio.teachers.quilting)

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street, turning left at the traffic lights. Follow the road out of Carnforth and take the first exit at the first roundabout. At the second roundabout, follow the signs for the M6 motorway, taking the second exit at the roundabout. When approaching the motorway bridge, take the third exit and join on the M6 motorway heading south. Leave the M6 motorway at Junction 34 and take the first left heading towards Lancaster City centre. Continue along Caton Road, heading towards Lancaster and take the left turning onto Bulk Road. Turn left onto Ridge Lane and continue onto Keswick Road, at the roundabout take the 2nd exit onto Kentmere Road. Turn left onto Borrowdale Road and then turn right onto Ullswater Road and then left onto Moor Gate continuing onto Wyresdale Road and onto Coulston Road, with number 66 located on the right hand side.



Bedroom One



Bedroom Three



Bedroom Two



Bathroom

Accommodation with approximate dimensions

Living Room 14' 3" x 11' 9" (4.34m x 3.58m)

Dining Room 13' 6" x 11' 9" (4.11m x 3.58m)

Kitchen 19' 7" x 9' 6" (5.97m x 2.9m)

Bedroom One 15' x 11' 8" (4.57m x 3.56m)

Bedroom Two 13' 5" x 9' 4" (4.09m x 2.84m)

Bedroom Three 9' 2" x 7' 6" (2.79m x 2.29m)

Property Information

Services Mains gas, water and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Band B - Lancaster City Council

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Enclosed Rear Yard

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

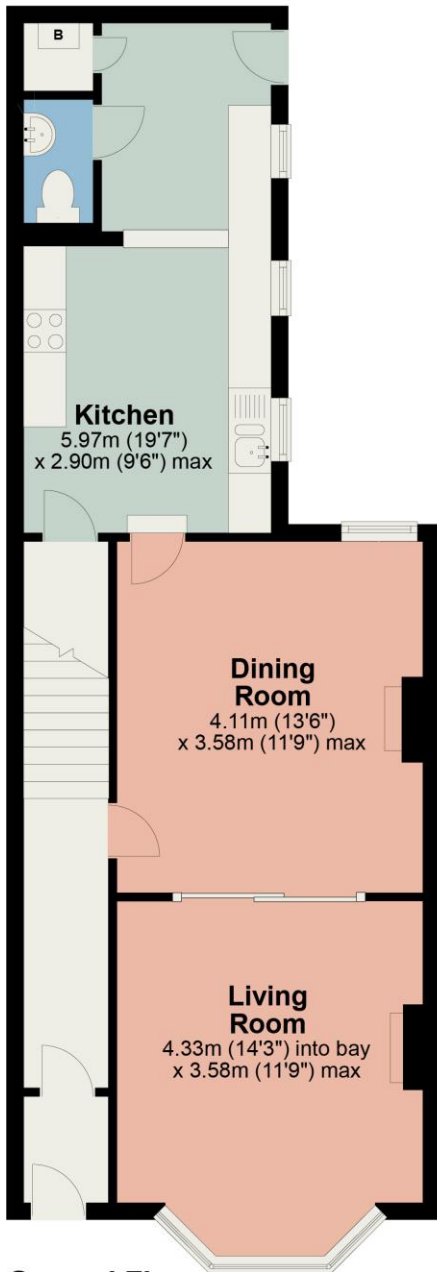


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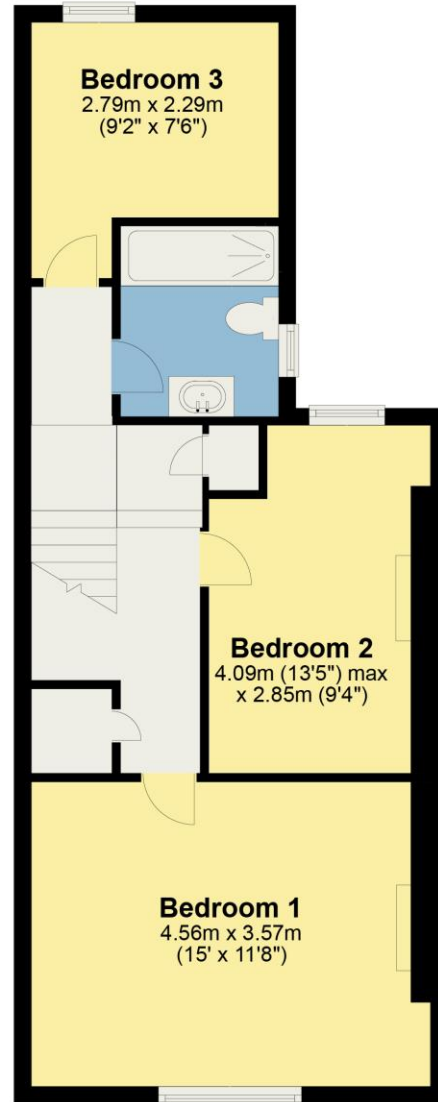


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Ground Floor



First Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2384

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