



Lancaster

67 Wellington Road, Lancaster, Lancashire, LA1 4DN

67 Wellington Road is a nicely presented end-terrace property in the heart of Lancaster city, boasting three bedrooms, two reception rooms, and coveted amenities and a garage. Nestled in the sought after Bowerham area of Lancaster, this home is ideal for first time buyers, families or investors alike.

Offers In Excess Of
£220,000

Quick Overview

- Sought After City Location
- No Onward Chain
- Ideal First Home, Family Home or Investment Opportunity
- Three Bedrooms, Two Reception Rooms
- Garage
- Easy to Maintain Front and Rear Gardens
- Close to Transportation Links
- Close to Local Amenities
- Nicely Presented
- Ultrafast* Broadband Available



3



1



2



C



Ultrafast
Broadband



Garage

Property Reference: C2395



Hallway



Dining Room



Dining Room



Kitchen

Location Introducing Wellington 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.

Wellington Road provides residents with convenient shopping options, including smaller local shops 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 Welcome to this delightful three-bedroom, two-reception room end-terrace property located in the highly sought-after Lancaster city area.

As you enter through the front door, you're greeted by a welcoming hallway, featuring a staircase leading to the first floor and providing convenient under stairs storage. To your left, the living room beckons, boasting a bay window overlooking the front garden, allowing natural light to flood the space. A stylish upright radiator adds both warmth and character to this inviting room.

Continuing through the hallway towards the rear of the property, you'll find the spacious dining room, offering views of the rear garden. An archway seamlessly connects the dining room to the kitchen. The kitchen is equipped with a range of contemporary wall and base units, complemented by sleek surfaces and tiling. Features include a stainless steel sink unit and drainer, under-counter fridge, and electric oven. A rear door provides convenient access to the rear garden, perfect for outdoor entertaining and relaxation.

Ascending the staircase to the first floor, you'll discover two generously sized double bedrooms, each offering ample space. Bedroom two benefits from fitted wardrobes, providing convenient storage solutions. Completing the first floor accommodations is a comfortable single bedroom, ideal for guests, a home office, a nursery or play room.

The family bathroom is situated on the first floor and features a W.C., pedestal hand wash basin, and a bath with a shower over, complemented by tiling.

Outside To the front of the property a raised flower bed provides an array of colour and mature shrubs.

At the rear of the property there is a secure rear patio garden with ample space for al fresco dining in the warmer months. Chipped borders offer those with green fingers the space to add colour to the space. The rear garden has access gate to the rear and pedestrian access to the garage.

Parking The property benefits from a garage with light, power and plumbing offering usage as a utility area.

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 Parliament Street, continuing to follow the A6. At the roundabout, take the second exit onto Greaves Road. Turn left onto Newsham Road and continue straight onto Wellington Road, and the property will be on the right.

Accommodation with approximate dimensions

Living Room 12' 2" x 10' 11" (3.71m x 3.33m)

Dining Room 11' 8" x 10' 11" (3.56m x 3.33m)

Kitchen 7' 11" x 5' 10" (2.41m x 1.78m)

Bedroom One 13' 5" x 10' 11" (4.09m x 3.33m)

Bedroom Two 11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom Three 7' 0" x 5' 10" (2.13m x 1.78m)

Property Information Sevices 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.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Living Room



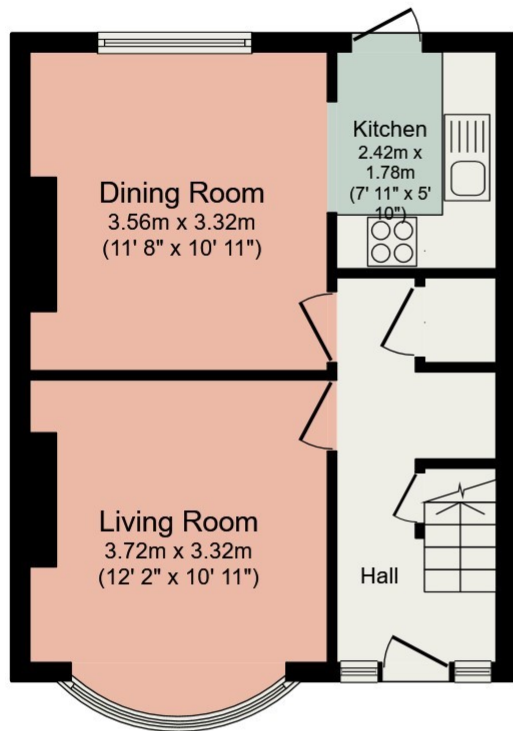
Bedroom Two



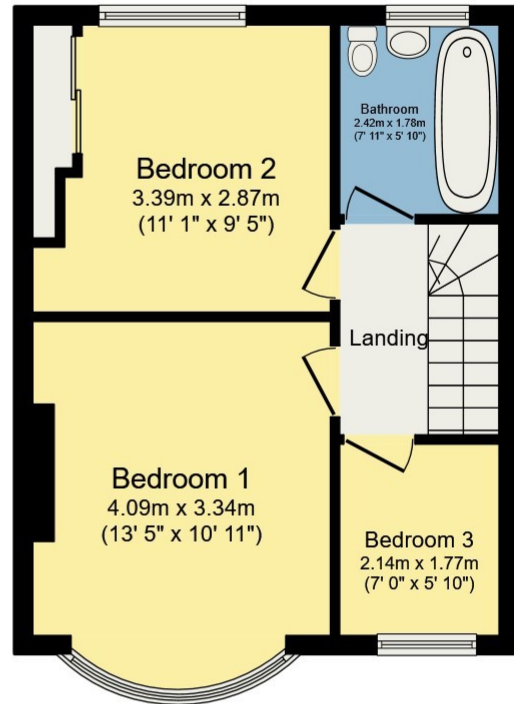
Bedroom Three



Rear Garden



Ground Floor



First Floor

Total floor area 73.1 sq.m. (787 sq.ft.) approx

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.

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/04/2024.

Request a Viewing Online or Call 01524 737727