



77 Windermere Road, Lancaster

Lancaster

£265,000









## 77 Windermere Road

Lancaster, Lancaster

A charming 3-bed end terrace with character, 3 double beds, a cellar, attic, and utility room. Kitchen diner with open fire. Beautiful garden oasis. Close to amenities and transport links with a super community.

Council Tax band: A

Tenure: Freehold

- End Terraced House
- 3 Double Bedrooms
- Stunning Garden
- Character & Charm
- Cellar & Attic
- Sought After Freehold
- Close to Williamson Park & LRGS
- Great Local Amenities
- Transport & Travel Links
- Kitchen Diner & Utility









### **Packed full of Character!**

This beautiful end of terrace on sought after Windermere Rd showcases everything that makes these houses so sought after. It is packed full of character and to top it all off a real open fire in the large kitchen diner. It's a real 'heart of the home' feel and buyers will love it. These houses give families space to grow - there are three main floors but also a usable attic with velux and fixed stair and a usable cellar with good head height, light and power. Space is key outside too. Windermere Road is rather famous in Lancaster for having generous gardens and this one is slightly wider than most. It is well stocked and well tended over many years offering space to sit out and enjoy the sun and space to grow with fruit trees, a productive vegetable plot and a greenhouse too.

### **Welcome Home**

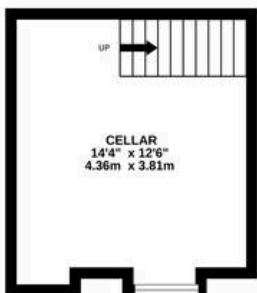
The front garden sets the house back from the street and the front door opens to the lounge. Stairs with a pine panelled banister lead up to the first floor and a panelled door opens to the kitchen. The kitchen has a real heart of the home feel with an open fire and feature fireplace with tiled panels. The wooden kitchen cabinets add warmth and a traditional feel. There is open access to the rear utility room with Velux windows and a beautiful view out to the garden. In the corner of the lounge a door allows access to the cellar which has great head height and electric.

### **Upper Floors**

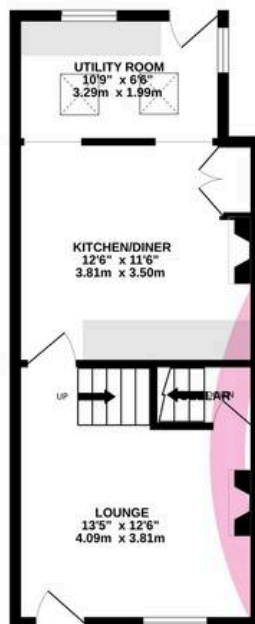
On the first and second floors you will find three generous bedrooms, each will accommodate a double bed. The shower room is modern and generous with a low profile, large shower enclosure, vanity basin and WC. The light styling is modern and stylish. On the second floor landing doors open to a staircase which leads up to the attic which has a Velux window where you can enjoy views over Lancaster, to the bay and the fells beyond. This would be a great place to work.



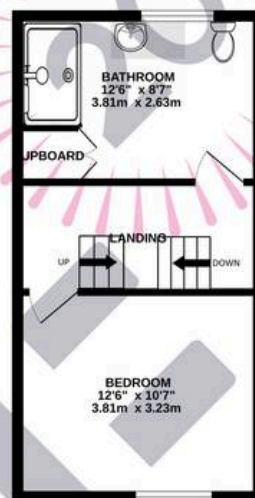
**BASEMENT**  
174 sq.ft. (16.2 sq.m.) approx.



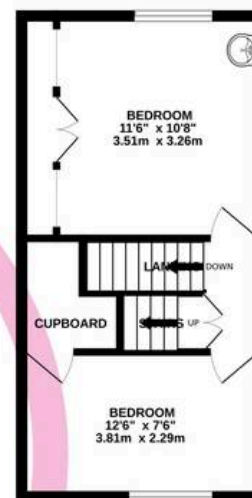
**GROUND FLOOR**  
374 sq.ft. (34.8 sq.m.) approx.



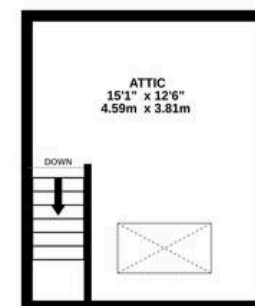
**1ST FLOOR**  
312 sq.ft. (29.0 sq.m.) approx.



**2ND FLOOR**  
312 sq.ft. (29.0 sq.m.) approx.



**3RD FLOOR**  
188 sq.ft. (17.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Lancastrian Estates

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