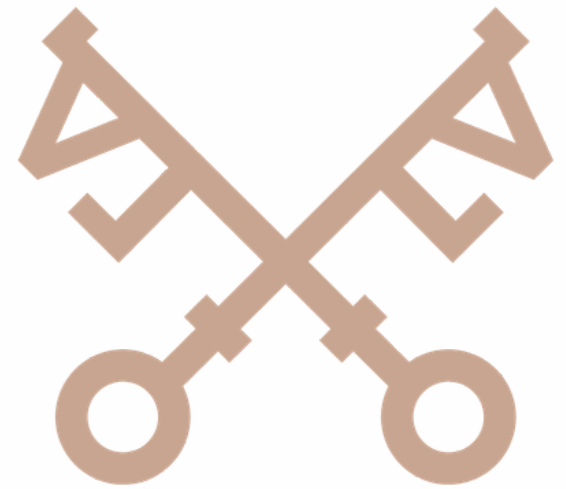




Wingates, Westbourne Drive,
Lancaster

WINGATES, WESTBOURNE DRIVE, LANCASTER



Occupying a generous plot on one of Lancaster's finest residential roads, Wingates presents an increasingly rare opportunity to acquire a substantial semi-detached home with enormous potential. Whether you're searching for your forever family home or a property you can truly make your own, this is a home that offers space, flexibility and an exciting future.

Adding to its appeal, the property already benefits from planning permission for a substantial extension, allowing the next owners to create an exceptional contemporary family home whilst significantly enhancing both its living accommodation and long-term value.

Set well back from the road behind mature hedging and expansive lawns, the approach immediately creates an impressive first impression. A long private driveway provides parking for several vehicles and leads to the detached garage, while the established gardens create a wonderful sense of privacy that belies the property's incredibly convenient city location.



Property Type:

*Semi
Detached*

Square Footage:

1,202 sqft

Council Tax Band:

C

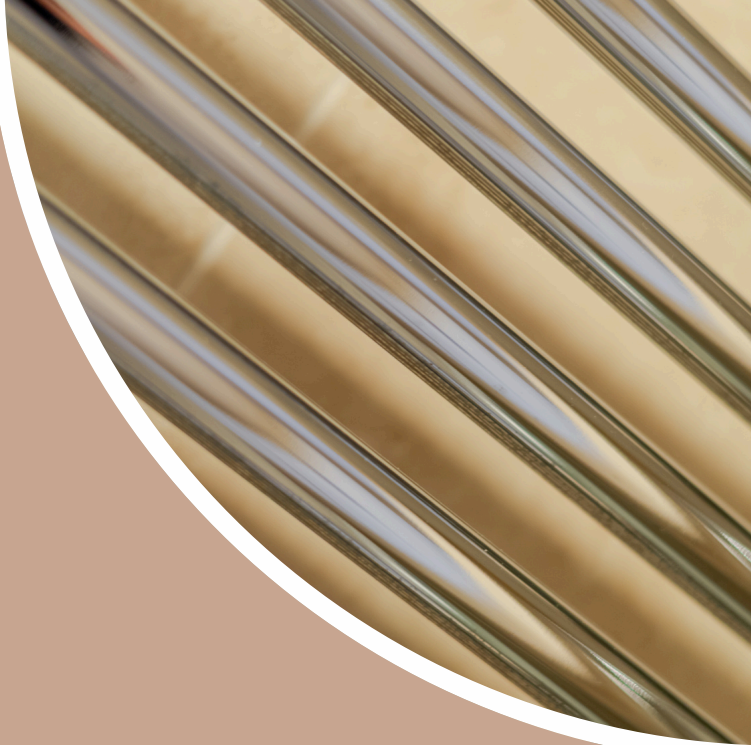
EPC:

C

Tenure

Freehold

Take a closer look...





Why Lancaster?

LANCASTER'S VIBRANT CULTURAL LIFE, INDEPENDENT SHOPS, RESTAURANTS AND AMENITIES ARE ALL WITHIN WALKING DISTANCE. FAMILIES BENEFIT FROM PROXIMITY TO EXCELLENT SCHOOLS, INCLUDING THE GRAMMAR SCHOOLS, AN ABUNDANCE OF HIGH QUALITY PRIMARY SCHOOLS, FAITH SCHOOLS AND LANCASTER UNIVERSITY WHICH IS IN THE TOP TEN OF INSTITUTIONS IN THE UK. THE RAILWAY STATION—JUST A SHORT STROLL AWAY—OFFERS DIRECT CONNECTIONS FOR COMMUTING, STUDY AND TRAVEL. NEARBY CANAL PATHS, THE RIVER LUNE AND SURROUNDING GREEN SPACES PROVIDE ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURES, DOG WALKS AND FAMILY TIME IN NATURE.

Wingates, Westbourne Drive, Lancaster





OUTSIDE, WINGATES TRULY COMES INTO ITS OWN. THE SOUTH-WESTERLY FACING FRONT GARDEN IS BEAUTIFULLY SCREENED BY MATURE PLANTING AND ENJOYS SUNSHINE WELL INTO THE AFTERNOON AND EVENING, CREATING EXCEPTIONAL KERB APPEAL WHILE OFFERING A SURPRISING DEGREE OF PRIVACY. TO THE REAR, THE LARGE ENCLOSED GARDEN PROVIDES AN IDEAL SETTING FOR CHILDREN TO PLAY, KEEN GARDENERS TO ENJOY OR SIMPLY RELAXING OUTDOORS DURING THE WARMER MONTHS. PREDOMINANTLY LAID TO LAWN WITH ESTABLISHED BOUNDARIES AND A PATIO SEATING AREA, IT OFFERS A WONDERFUL SENSE OF SPACE AND, TOGETHER WITH THE APPROVED EXTENSION PLANS, PROVIDES THE PERFECT CANVAS TO CREATE AN OUTSTANDING LONG-TERM FAMILY HOME.

HOMES WITH THIS COMBINATION OF PRESTIGIOUS LOCATION, GENEROUS PLOT, PLANNING PERMISSION AND OUTSTANDING FUTURE POTENTIAL RARELY BECOME AVAILABLE. WINGATES REPRESENTS AN EXCITING OPPORTUNITY TO CREATE SOMETHING TRULY SPECIAL ON ONE OF LANCASTER'S MOST SOUGHT-AFTER ADDRESSES.









WHERE CAN I FIND...



The Closest Schools?

Lancaster Dallas Road
Community Primary School - 10
Minute Walk & 3 Minute Drive -
The Grammar School and Ripley
St Thomas 20 Minutes Walk



Somewhere Nice to Walk the Dog?

Fairfield Nature Reserve - 10
Minute Walk



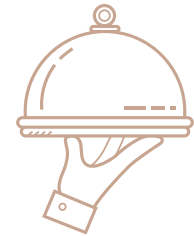
The Local Shop?

SPAR Willow Lane - 8 Minute
Walk & 3 Minute Drive



A Refreshing Pint?

The Merchants - 4 Minute Drive
& 18 Minute Walk
The Toll House - 7 Minute Drive
& 20 Minute Walk



A Delicious Meal?

Marula Monkey - 13 Minute
Walk & 10 Minute Drive



Closest Transport Links
Westbourne Drive Bus Stop - 1
Minute Walk

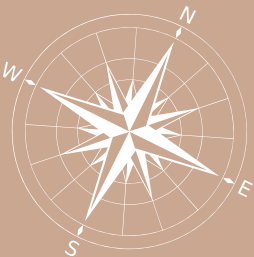
Lancaster Train Station - 5
Minute Walk



INTERNAL AREA = 111.7 SQ.M - 1,202 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

Wingates, Westbourne Drive, Lancaster



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

Wingates, Westbourne Drive, Lancaster

Wingates, Westbourne Drive, Lancaster, LA1 5EE



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