



16 Melbourne Road, Lancaster,  
LA1 3QB

16, Melbourne Road, Lancaster

## The property at a glance 3 1 1

- Mid Terrace Property
- Three Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Enclosed Rear Garden
- On Street Parking
- Freehold
- Council Tax Band A
- EPC Rating: D

**R&B**  
ESTATE AGENTS

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**£145,000**

# Get to know the property

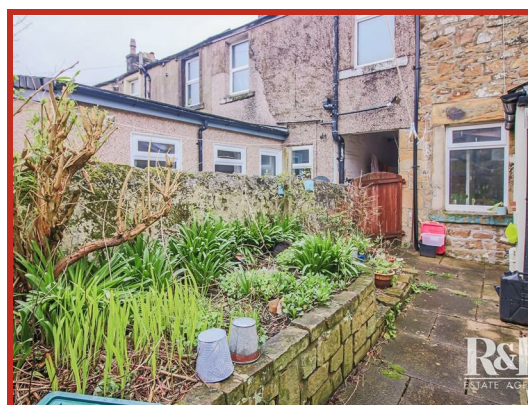
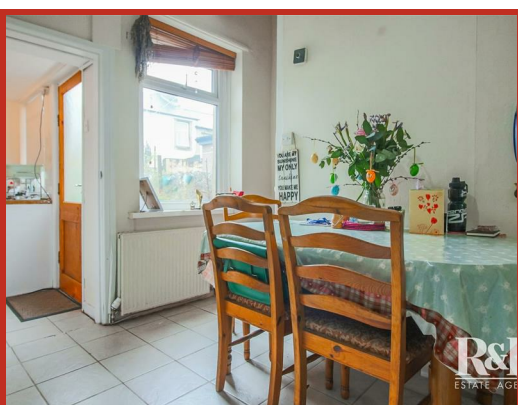


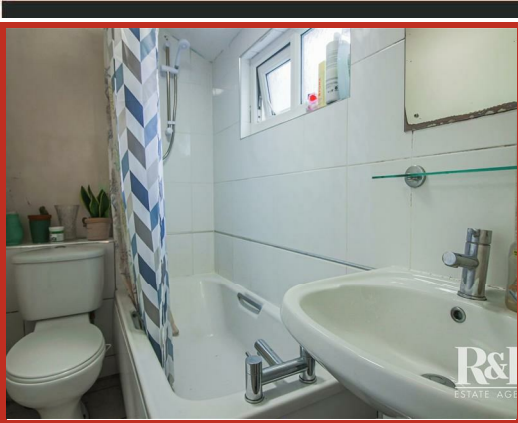
## CHARMING 3 BEDROOM TERRACED HOME PERFECTLY LOCATED FOR SMALL FAMILIES OR PROFESSIONALS

Discover the perfect blend of comfort and style in this charming 3-bedroom terraced house. Featuring spacious living areas, modern amenities, and a convenient location, this home offers everything you need for comfortable living, small families or professionals.

The property comprises briefly, to the ground floor: entrance through to a vestibule with door leading the reception room, a sliding door then leads to the kitchen. Doors the lead to the utility, under stairs storage and stairs lead to the first floor. The utility has doors leading to the bathroom and the rear garden. The first floor landing has doors leading to three bedrooms.

For further information, or to arrange a viewing, please contact our R&B Lancaster team at your earliest convenience.





## Ground Floor

### Entrance Vestibule

0.89m x 0.86m (2'11 x 2'10)

UPVC double glazed front entrance door, tiled flooring and door to the reception room.

### Reception Room

3.94m x 3.48m (12'11 x 11'5)

UPVC double glazed window, central heating radiator, electric fire with marble effect surround and wooden mantel, smoke alarm and sliding door to the kitchen.

### Kitchen

3.43m x 3.10m (11'3 x 10'2)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, Lamona oven with four ring gas hob, extractor hood, space for fridge freezer, understairs storage, smoke alarm, tiled flooring and door to the utility.

### Utility Room

2.39m x 1.63m (7'10 x 5'4)

UPVC double glazed window, central heating radiator, laminate worktop, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, tiled flooring and doors to boiler room and to the rear.

### Boiler Room

1.22m x 0.69m (4' x 2'3)

Logik boiler, tiled flooring and door to the bathroom.

### Bathroom

2.08m x 1.22m (6'10 x 4')

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, tiled elevations, extractor fan and tiled flooring.

## First Floor

### Landing

Loft access, smoke alarm and doors to three bedrooms.

### Bedroom One

4.09m x 2.51m (13'5 x 8'3)

UPVC double glazed window and central heating radiator.

### Bedroom Two

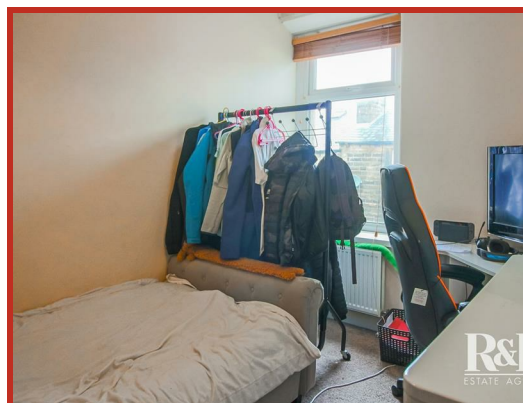
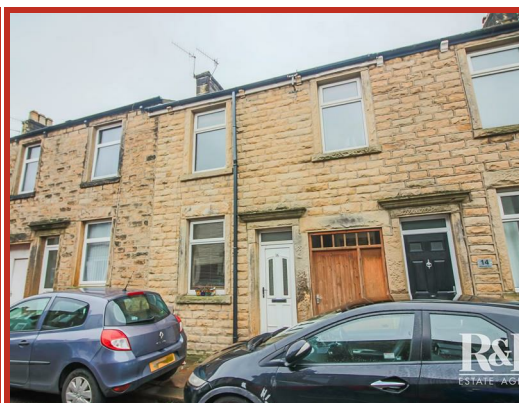
3.25m x 2.34m (10'8 x 7'8)

UPVC double glazed window and central heating radiator.

### Bedroom Three

2.97m x 2.51m (9'9 x 8'3)

UPVC double glazed window and central heating radiator.



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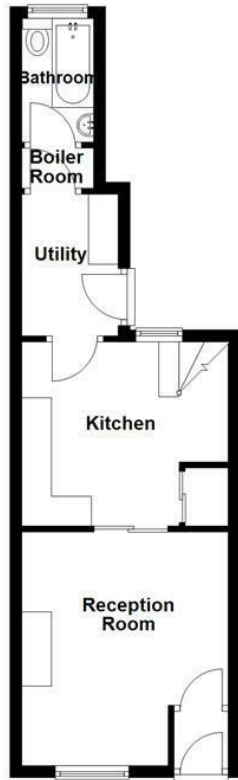
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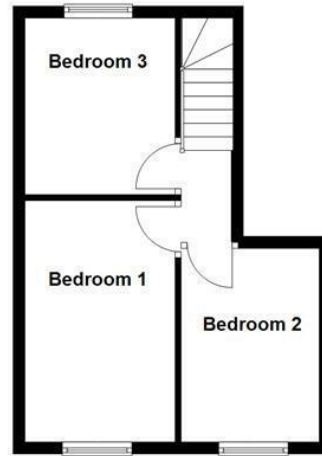
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# Take a nosey round

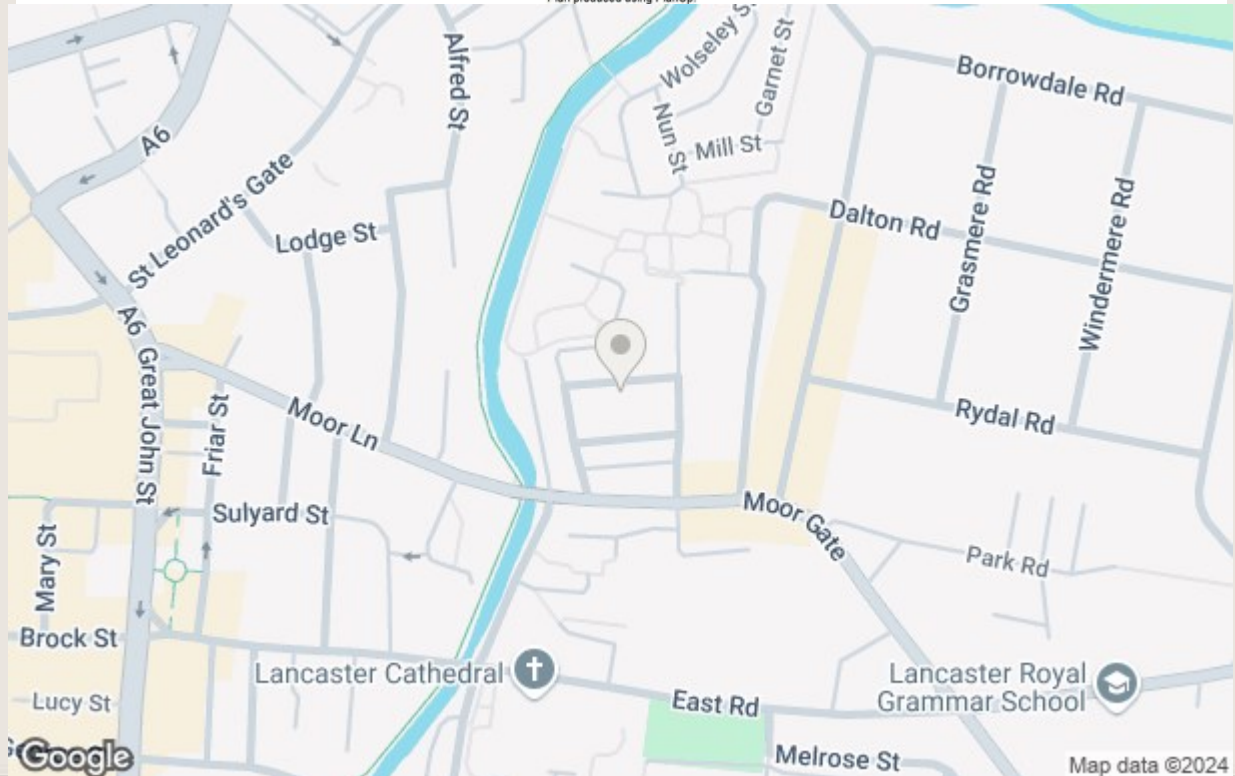
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(65-80) <b>C</b>		
(55-64) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	