



118, Keswick
Road, Lancaster, LA1 3LN

118, Keswick Road, , Lancaster

The property at a glance **3** **1** **2**

- Spacious Three Bedroom Mid Terrace
- Welcoming Lounge & Dining Room/Home Office
- Generous, Modern Fitted Kitchen
- Stylish, Three Piece Shower Room
- Close to Amenities, City Centre and Canal!
- Tiered, Paved Patio Rear Garden
- Popular Residential Location in South Lancaster
- Council Tax Band A
- Freehold
- EPC Rating D

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£165,000

Get to know the property



Situated in a popular residential area of South Lancaster, this spacious three bedroom mid terrace is perfect for first time buyers, families or investors alike!

Upon entrance to the property you step through the vestibule into the hallway which has stairs leading to the first floor and access through to the welcoming lounge. With dado rails and neutral toned walls, and a feature gas fire there is a warming ambience to the room, with double doors opening to the second reception room - which would be perfect for a dining space or home office.

In turn, there is access through to the kitchen - a generously proportioned room offering a range of wall and base units in a light wood effect, with granite effect worktops, integrated fridge, oven, gas hob, extractor hood, and space and plumbing for washing machine and dishwasher.

Additionally, the ground floor benefits from a useful utility/pantry/boot room with access to the front of the house.

Rooms to the first floor include two double bedrooms, a good size single bedroom and a stylish three piece shower room comprising shower enclosure with rainfall and power shower heads, vanity wash hand basin and low flush WC.

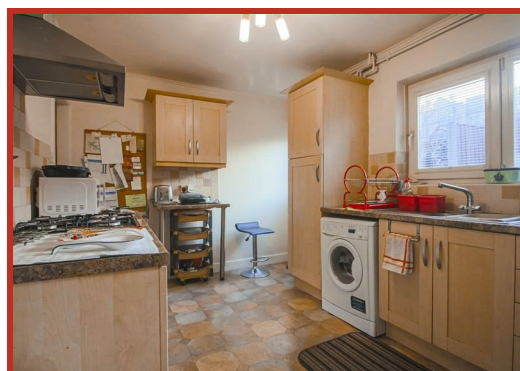
Further advantages to the property include double glazing, gas central heating and a fully boarded loft room with storage into eaves, light, carpeted flooring and skylight window.

Externally, there is an attractive lawned frontage and to the rear an easy to maintain garden that is tiered with paved patio surface.

Conveniently located close to local amenities including shops, primary and secondary schools, with Lancaster City Centre also within walking distance. Lancaster canal is just a short distance away, offering delightful towpath walks. Transport links include local bus routes and access to the M6 motorway via nearby junction 34.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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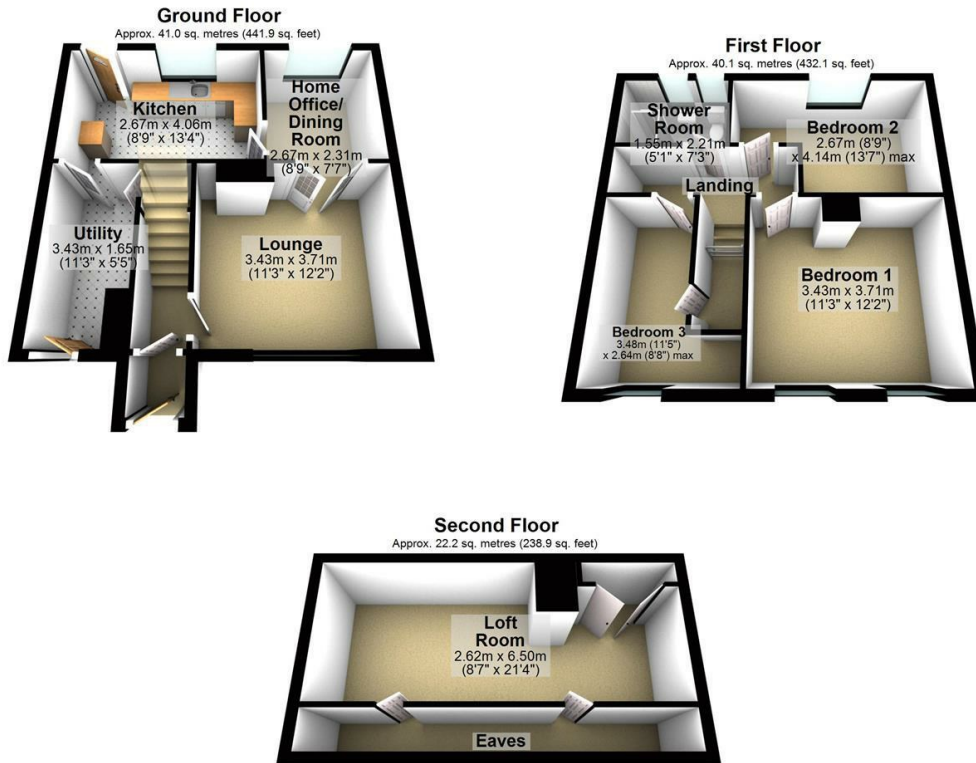
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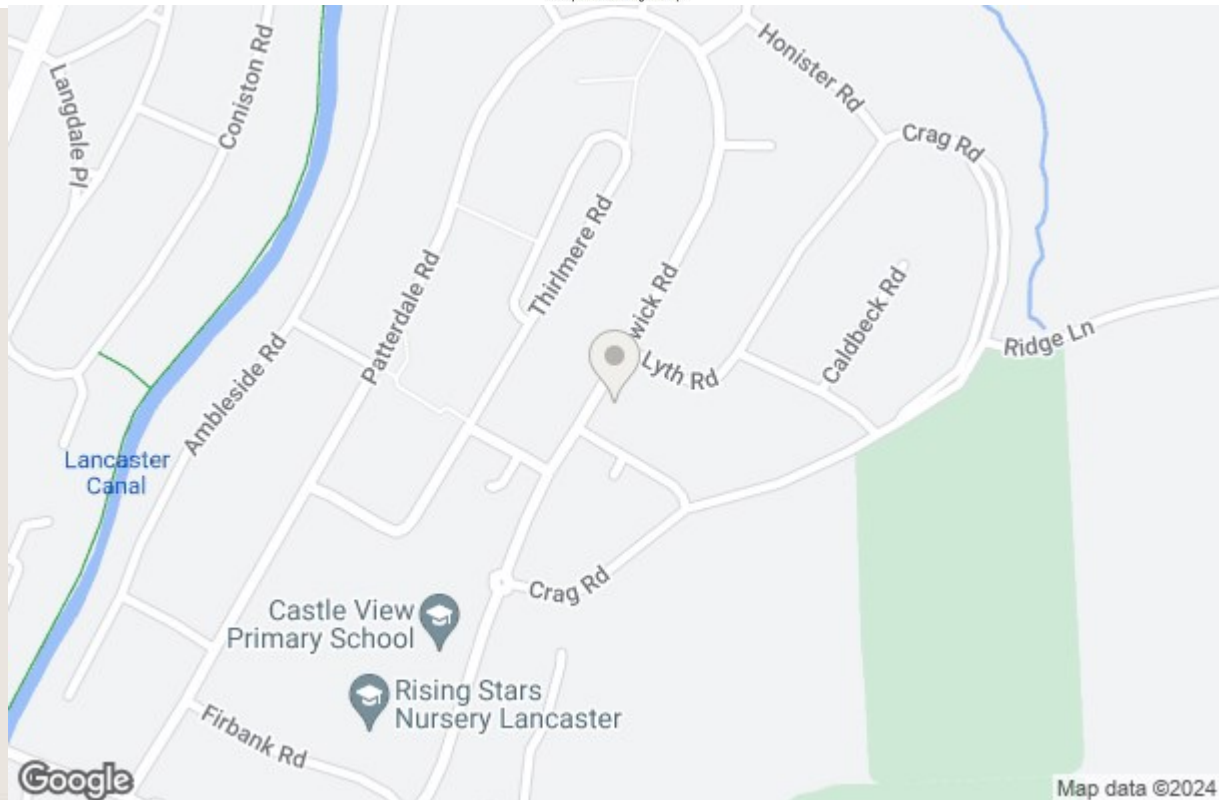
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Take a nosey round



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
63	74
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
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