



7 Prospect Drive, Hest Bank,
Lancaster, LA2 6HX

7, Prospect Drive, Hest Bank, Lancaster

The property at a glance

- Exquisite Semi Detached Property
- Three Double Bedrooms (one with en-suite)
- Bathroom & Ground Floor Utility/WC
- Three Spacious Reception Rooms
- Abundance of Indoor Space
- Beautifully Maintained Rear Garden
- Off Road Parking and Garage
- Tenure Freehold
- Council Tax Band D
- EPC Rating D

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£450,000

Get to know the property

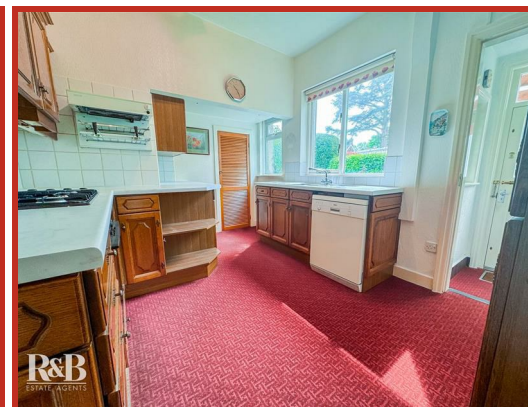


RB Estates are proud to present this exquisite semi detached property boasting three double bedrooms and three reception rooms! Nestled on a generously proportioned plot with extensive front and rear gardens, driveway and garage. Set on the highly desirable Prospect Drive within the delightful coastal village of Hest Bank, with scenic walks, highly regarded school and easy access to the M6 link road and beyond.

Access to the property is from the front elevation into the wide and welcoming hallway. Rooms to the ground floor include; three spacious reception rooms boasting beautiful garden outlook, kitchen diner with utility and ground floor WC. To the first floor there are three double bedrooms with en-suite to bedroom three and a separate family bathroom with separate WC.

Externally the long driveway provides parking for several vehicles which leads to the carport and detached garage. The large gardens have been beautifully maintained to the front and rear with lawn, patio and hedges, private and enclosed creating an idyllic setting.

Brimming with character and with an abundance of indoor and outdoor space this property must be viewed to appreciate the accommodation on offer. Offered with no chain delay!



Ground Floor

Entrance Porch

3.07m x 1.32m (10'1 x 4'4)

UPVC double glazed front door, UPVC double glazed windows, tiled flooring and hardwood stained glass window and door to hallway.

Hallway

5.28m x 2.24m (17'4 x 7'4)

Central heating radiator, coving to ceiling, picture rail, doors leading to reception room one, reception room two, dining room and stairs to first floor.

Reception Room One

4.27m x 4.06m (14'0 x 13'4)

UPVC double glazed bay window, coving to ceiling, central heating radiator, integrated shelving and gas fire with marble hearth and surround.

Reception Room Two

4.27m x 4.27m (14'0 x 14'0)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, gas fire with marble hearth, surround and ornate mantel.

Dining Room

4.75m x 3.58m (15'7 x 11'9)

Central heating radiator, coving to ceiling, picture rail, built-in storage, sliding door to kitchen and UPVC double glazed French doors to rear.

Kitchen

4.14m x 2.87m (13'7 x 9'5)

Hardwood double glazed window, UPVC double glazed frosted window, range of wood effect wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashbacks, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for dishwasher, door to understairs storage and door to rear porch.

Rear Porch

1.40m x 1.14m (4'7 x 3'9)

Hardwood double glazed window, door to utility and hardwood double glazed door to rear.

Utility

1.93m x 1.35m (6'4 x 4'5)

UPVC double glazed window, stainless steel sink and drainer with mixer tap, plumbing for washing machine, boiler and door to WC.

WC

1.35m x 0.84m (4'5 x 2'9)

UPVC double glazed frosted window and low base WC.

First Floor

Landing

3.76m x 1.98m (12'4 x 6'6)

Two UPVC double glazed windows, central heating radiator, loft access, coving to ceiling, doors leading to three bedrooms, bathroom and WC.

Bedroom One

4.09m x 3.71m (13'5 x 12'2)

Two UPVC double glazed windows, central heating radiator, coving to ceiling, fitted wardrobes and storage cupboard.

Bedroom Two

4.32m x 3.84m (14'2 x 12'7)

Two hardwood single glazed windows, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom Three

3.84m x 2.97m (12'7 x 9'9)

Two hardwood single glazed windows, central heating radiator, coving to ceiling, fitted wardrobes, storage cupboard and door to en suite.

En Suite

3.05m x 1.42m (10'0 x 4'8)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, dual flush WC and direct feed shower enclosed.

Bathroom

2.26m x 2.16m (7'5 x 7'1)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, bath with traditional taps, storage cupboard and part tiled elevations.

WC

1.35m x 0.84m (4'5 x 2'9)

UPVC double glazed frosted window, low base WC and part tiled elevations.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio area, mature shrubbery and trees, bedding areas and access to garage.

Front

Laid to lawn garden, tarmac driveway, paved area, mature shrubbery, bedding areas, car port, access to garage and gate to rear garden.



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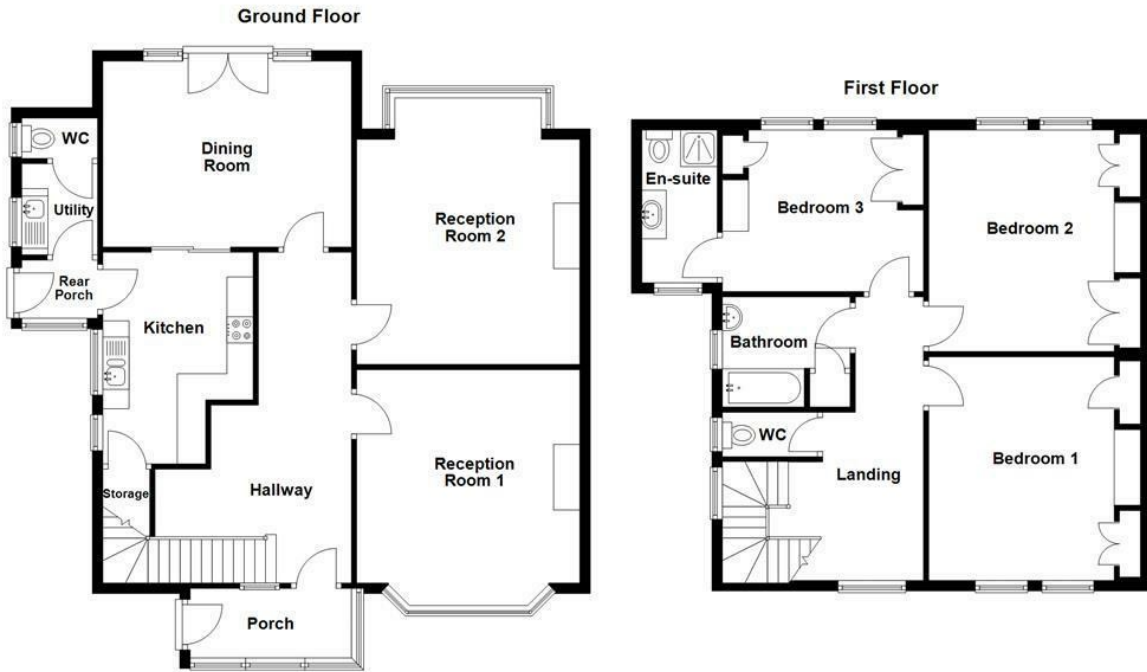
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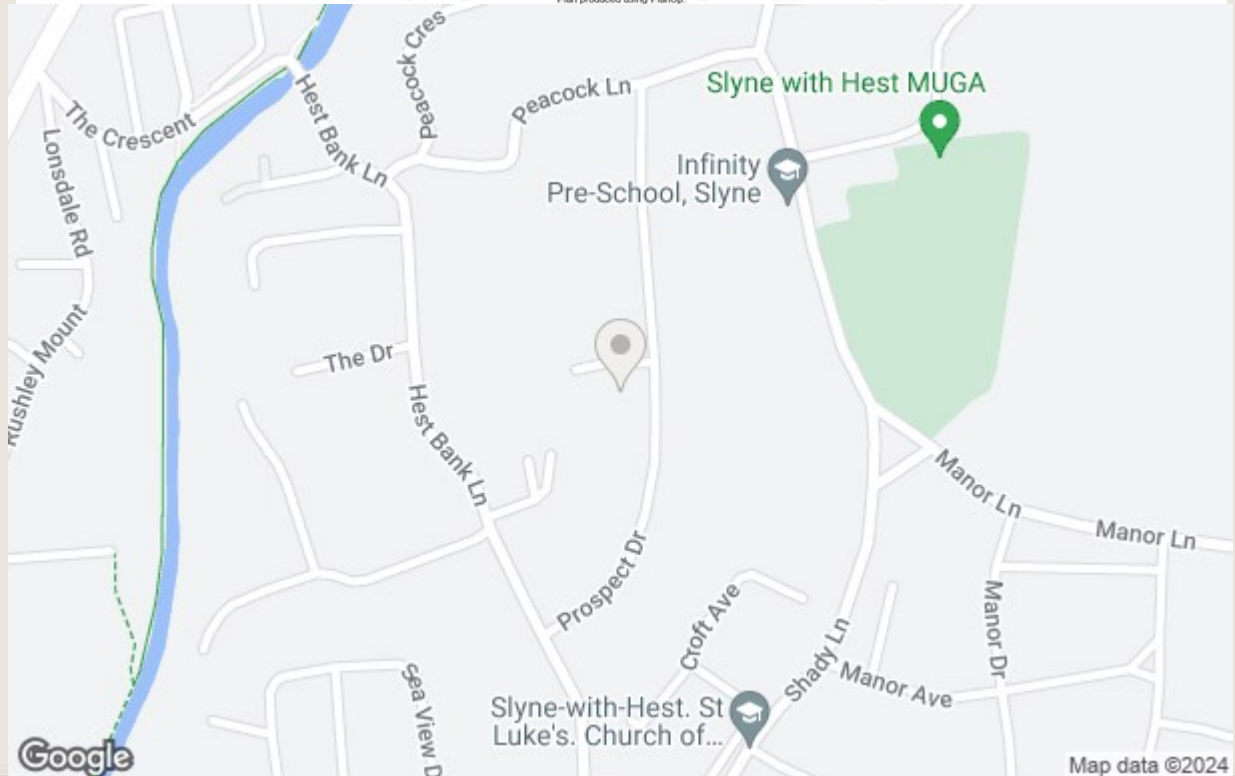
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Take a nosey round



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	