



R&B

4, Lambert
Road, Lancaster, LA1 2NA

4, Lambert Road, , Lancaster

The property at a glance

4  2  1 

- Well Maintained Semi Detached Property
- Four Bedrooms
- Two Bathrooms
- Modern Fitted Dining Kitchen
- Spacious Interiors
- Extensive Rear Garden
- Off Road Parking for Two Vehicles
- Tenure Freehold
- Council Tax Band B
- EPC Rating D

R&B
ESTATE AGENTS

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01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£185,000

Get to know the property



A fantastic opportunity for first time buyers or growing families alike looking for a good sized extended Semi Detached home - this four bedroom semi detached property boasts two good sized reception rooms, four bedrooms and two bathrooms. The extensive garden has a lovely lawned area and patio to enjoy the sunshine in the summer months. There is driveway parking for multiple vehicles along with two outdoor sheds perfect for storing bikes and the alike.

Positioned in a convenient location within easy reach of Lancaster Town Centre, transport links such as the Bay Gateway, local amenities and schools for all age groups.

Ground Floor

Entrance Hall

4'3 x 3'0

UPVC double glazed frosted front door, central heating radiator, door to reception room one and stairs to first floor.

Reception Room One

14'0 x 12'8

UPVC double glazed box bay window, central heating radiator, television point, gas fire, wood effect laminate flooring and door to kitchen/dining area.

Kitchen/Dining Area

17'8 x 15'0

UPVC double glazed box bay window, central heating radiator, coving to ceiling, mix of high gloss wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, plumbing for washing machine, space for fridge freezer and dryer, boiler, breakfast bar, wood effect laminate flooring, doors leading to understairs storage, WC and UPVC double glazed French doors to rear.

WC

4'4 x 2'7

Central heated towel rail, low base WC, corner wall mounted wash basin with mixer tap, tiled flooring and door to reception room two/bedroom four.

Reception Room Two/Bedroom Four

9'5 x 7'0

UPVC double glazed window.

First Floor

Landing

UPVC double glazed window, doors leading to three bedrooms and shower room.

Bedroom One

13'8 x 10'6

UPVC double glazed window, central heating radiator, exposed wooden beam, wood effect laminate flooring and door to en suite.

En Suite

11'8 x 4'8

Pedestal wash basin with traditional taps, low base WC, corner bath with traditional taps, PVC panel elevations, PVC cladding to ceiling and wood effect laminate flooring.

Bedroom Two

14'5 x 9'5

UPVC double glazed window, central heating radiator and storage cupboard.

Bedroom Three

8'3 x 8'0

UPVC double glazed window and central heating radiator.

Shower Room

7'9 x 5'4

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, walk-in electric feed shower, spotlights, PVC to ceiling and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio area, mature shrubbery and trees, bedding areas, two timber sheds and greenhouse.

Front

Off road parking for two vehicles.

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Lancashire, LA1 2NA



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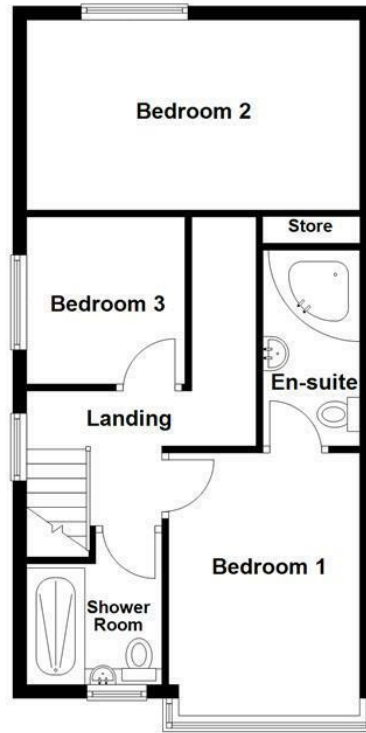
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Take a nosey round

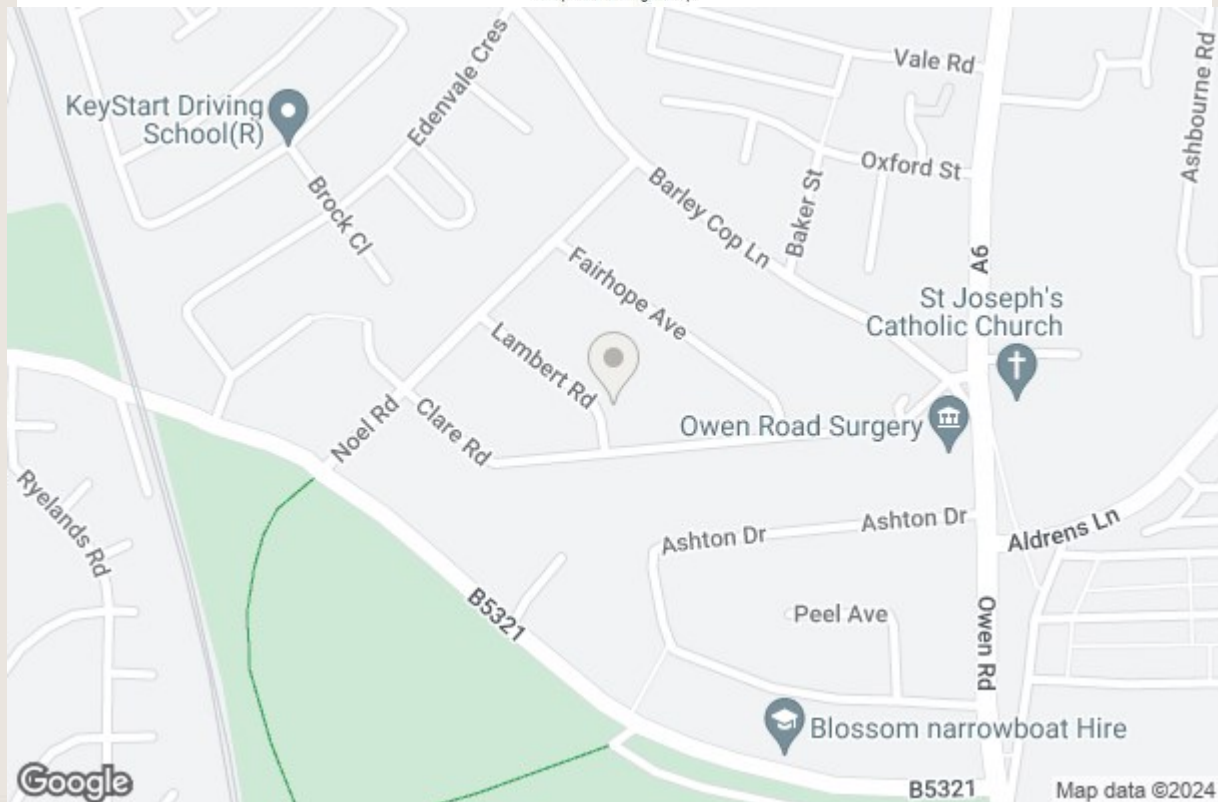
Ground Floor



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
	84
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	84
England & Wales	EU Directive 2002/91/EC

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