



96, Willow  
Lane, Lancaster, LA1 5QF

96, Willow Lane, , Lancaster

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

- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Shower Room
- Enclosed Rear Garden
- On Street Parking
- Freehold
- Council Tax Band: B
- EPC Rating: E

**R&B**  
ESTATE AGENTS

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**£185,000**

# Get to know the property



## A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY IN A POPULAR AREA

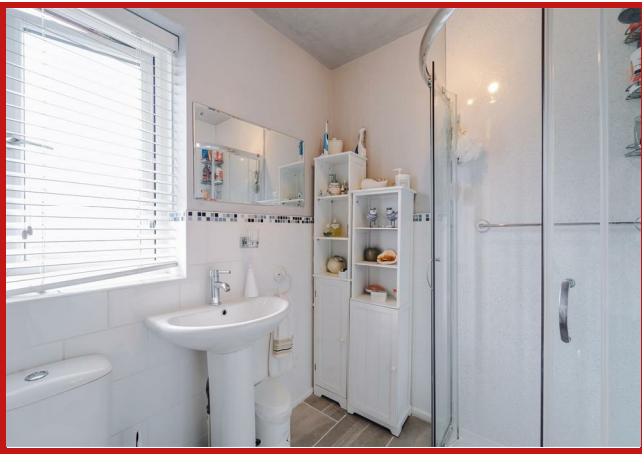
Welcome to Willow Lane, Lancaster - a charming location for this delightful semi-detached house. This property boasts a cosy reception room, three generously sized bedrooms, a spacious dining kitchen and a fantastic garden to the rear, perfect for sitting in the sunshine! Situated within walking distance to local shops, amenities and transport links, this is a fantastic home not to be missed! View early to avoid disappointment!

The property comprises briefly; entrance into a welcoming hallway that has a door to the reception room and staircase to the first floor. The reception room leads through to the dining kitchen that has access to the garden. The first floor landing houses doors on to three generously sized bedrooms and shower room. Externally to the rear of the property is an enclosed garden with flagged patio, bedding areas and storage shed. The front of the property has an enclosed yard and there is a private parking space to the rear.

Contact the office to arrange a viewing today!



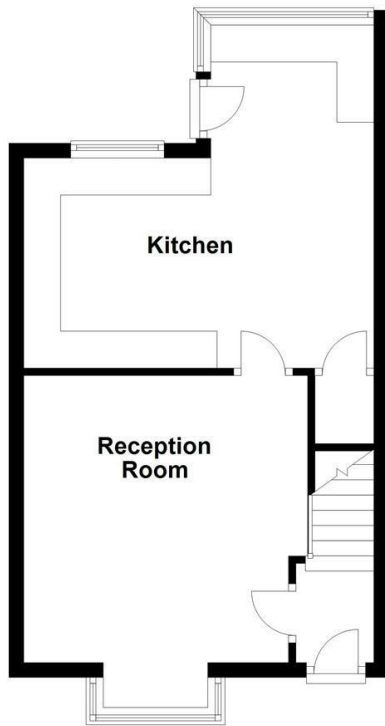
96 Willow Lane, Lancaster,  
LA1 5QF



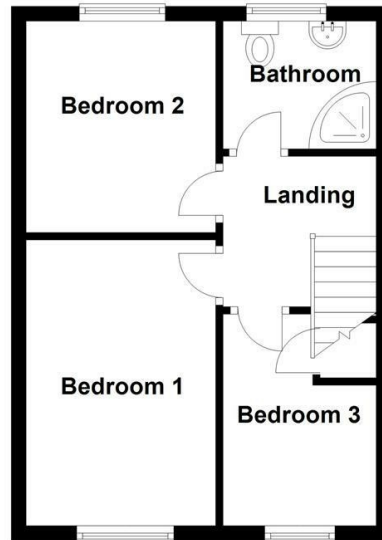
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# Take a nosey round

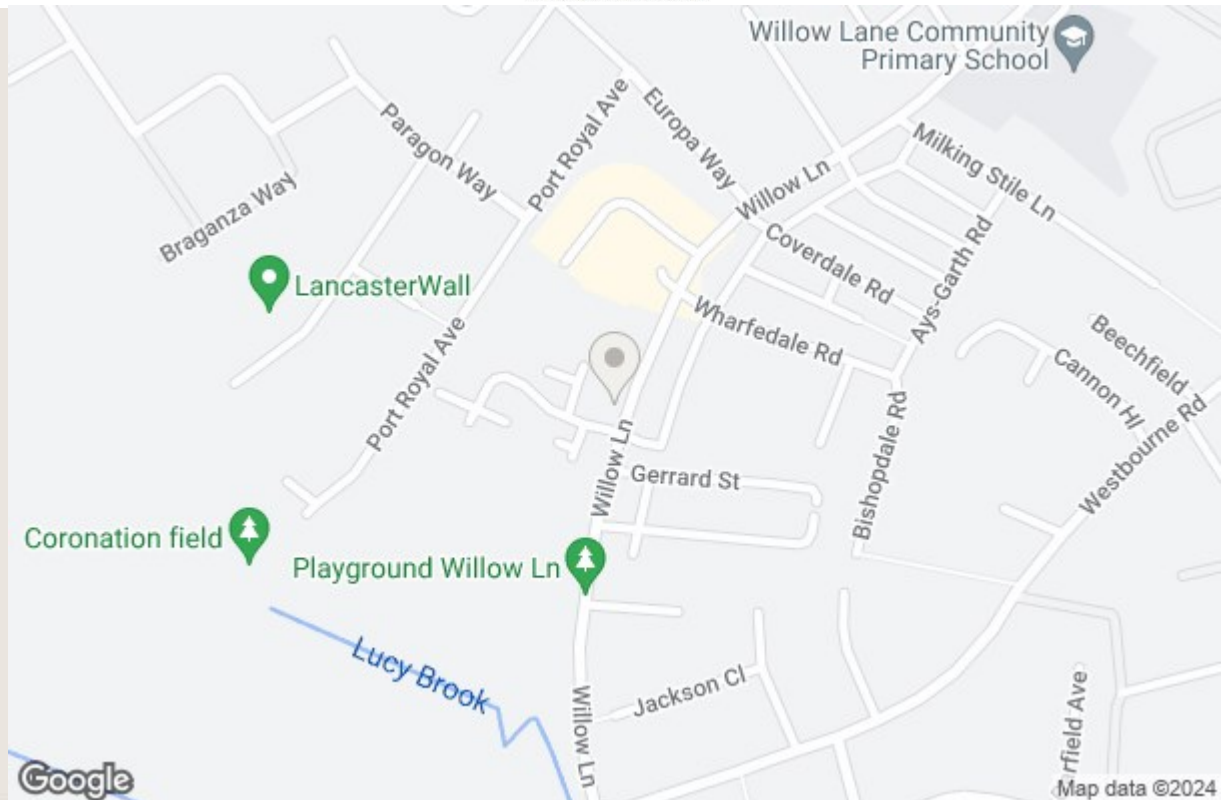
Ground Floor



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>83</b></p> <p><b>39</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>83</b></p> <p><b>39</b></p>
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