



32, Winchester Avenue, Lancaster

The property at a glance 3 2 1

- Semi Detached Dormer Bungalow
- Three Bedrooms
- One Reception Room
- Two Bathrooms
- Fitted Kitchen With Dining Area
- Enclosed Rear Garden With Summerhouse
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: C

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£320,000

Get to know the property

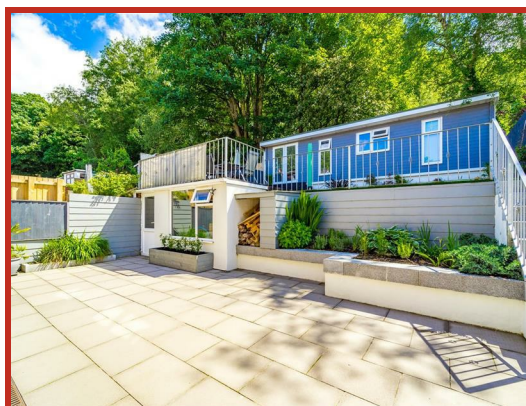


A STUNNING THREE BEDROOM DORMER BUNGALOW WITH ENVIABLE GARDEN

Welcome to Winchester Avenue, a charming location for this stunning three-bedroom semi-detached dormer bungalow! The property benefits from a spacious reception room that is perfect for relaxing or hosting guests, three generously sized bedrooms and downstairs shower room, adding convenience to every day life. The property features a beautifully designed split-level garden, ideal for enjoying the outdoors in style. Imagine spending sunny afternoons in the summer house, sipping tea and enjoying the tranquillity of your surroundings. Overall, this property on Winchester Avenue is a true gem, offering a blend of comfort, style, and functionality. Don't miss the opportunity to make this beautiful house your home!

The property comprises briefly; entrance into a welcoming hallway that has doors to the reception room, bedroom, shower room, kitchen diner and staircase to the first floor. The kitchen diner has french doors to the rear. The first floor landing houses doors on to two generously sized bedrooms and a three piece bathroom. Externally to the rear is an enclosed split level garden with artificial lawn, patio area and access to a large summer house and outbuilding, perfect for a home office! The front of the property has a laid to lawn garden and driveway for multiple cars.

Contact the office to arrange a viewing today!





Ground Floor

Hall

3.18m x 2.82m (10'5 x 9'3)

UPVC entrance door, central heating radiator, wood effect flooring, stairs to first floor and doors to reception room, kitchen, bedroom one and shower room.

Reception Room

4.52m x 3.45m (14'10 x 11'4)

UPVC double glazed window, central heating radiator, cast iron log burner with decorative surround, TV point and two wall lights.

Shower Room

1.91m x 1.35m (6'3 x 4'5)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity topped wash basin, direct feed corner shower, spotlights, fully tiled elevations and tile effect flooring.

Kitchen

6.25m x 4.14m (20'6 x 13'7)

UPVC double glazed window, central heating radiator, wood panel wall and base units with laminate worktops, double oven, five burner gas hob, tiled splash back, extractor fan, one and half bowl stainless steel sink, with draining board and mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, spotlights, under stairs storage, part tiled elevation, wood effect flooring and UPVC French doors to rear.

Bedroom One

3.56m x 2.67m (11'8 x 8'9)

UPVC double glazed window and central heating radiator.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom Two

5.99m x 2.95m (19'8 x 9'8)

Two UPVC double glazed windows and two central heating radiators.

Bedroom Three

5.99m (into wardrobes) x 3.20m (19'7" (into wardrobes) x 10'5")

Two UPVC double glazed windows, two central heating radiators and fitted wardrobes.

Bathroom

2.62m x 1.75m (8'7 x 5'9)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, P shaped panel bath with direct feed rainfall shower and rinse head over, fully tiled elevations and tiled flooring.

External

Front

Laid to lawn garden, bedding areas and driveway.

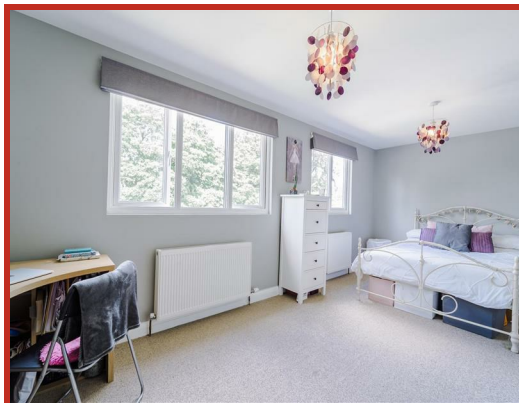
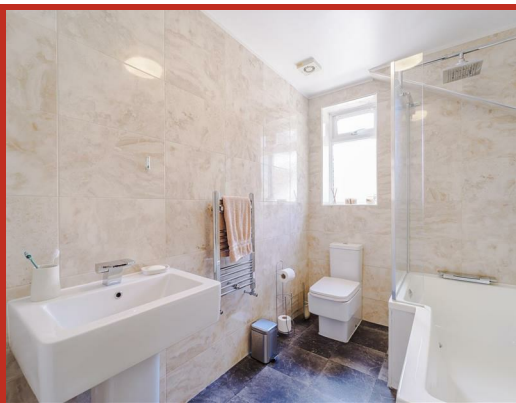
Rear

Enclosed split level artificial lawn, decking, patio, bedding areas, access to summerhouse and outbuilding.

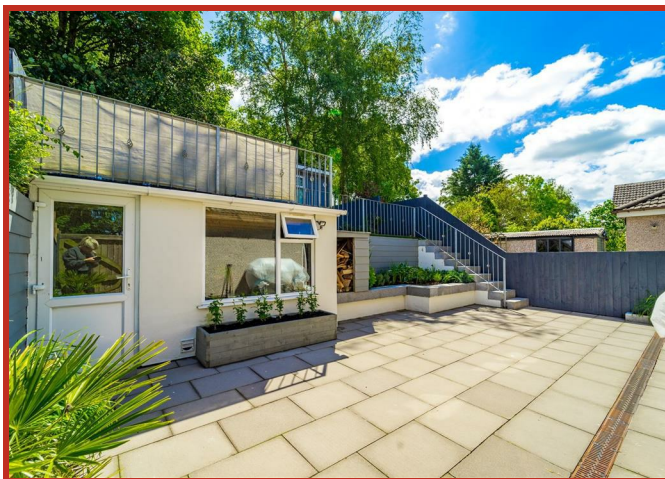
Summerhouse

8.64m x 2.64m (28'4 x 8'8)

UPVC double glazed windows, seven wall lights, electricity, bar and wood effect flooring.



32 Winchester Avenue,
Lancaster, LA1 4HX



32 Winchester Avenue,
Lancaster, LA1 4HX

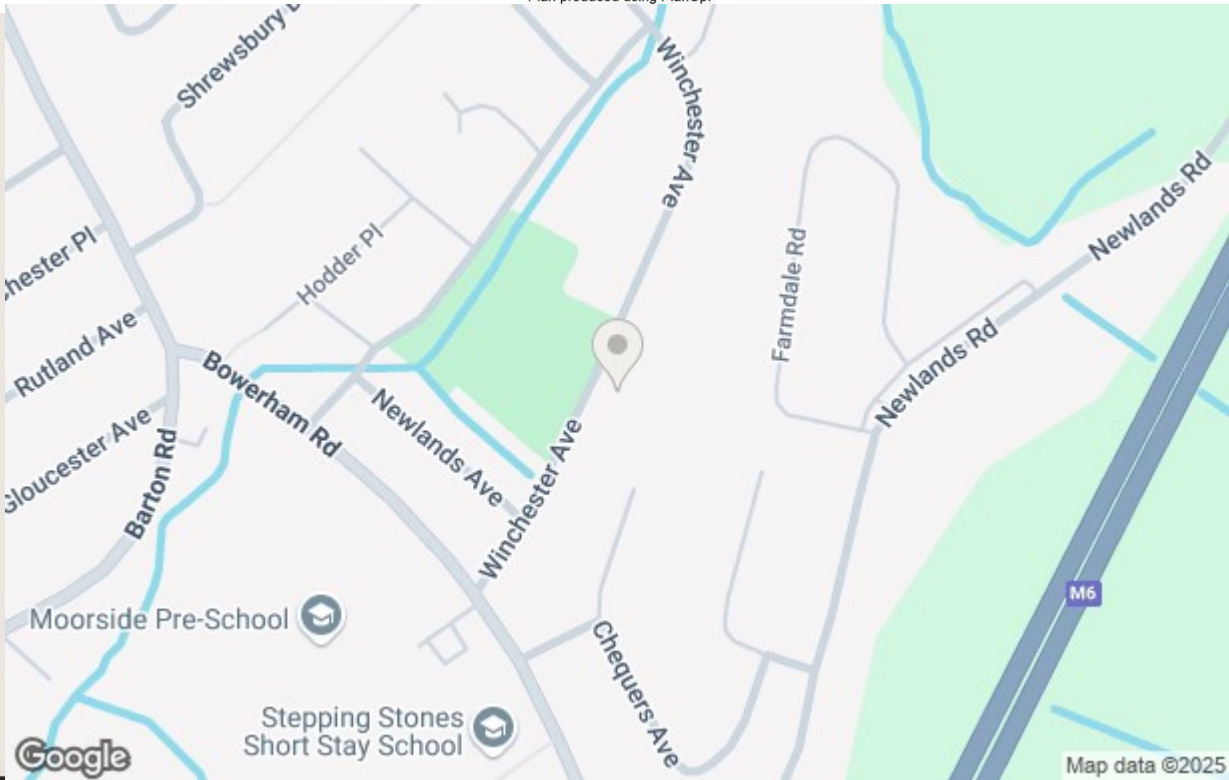
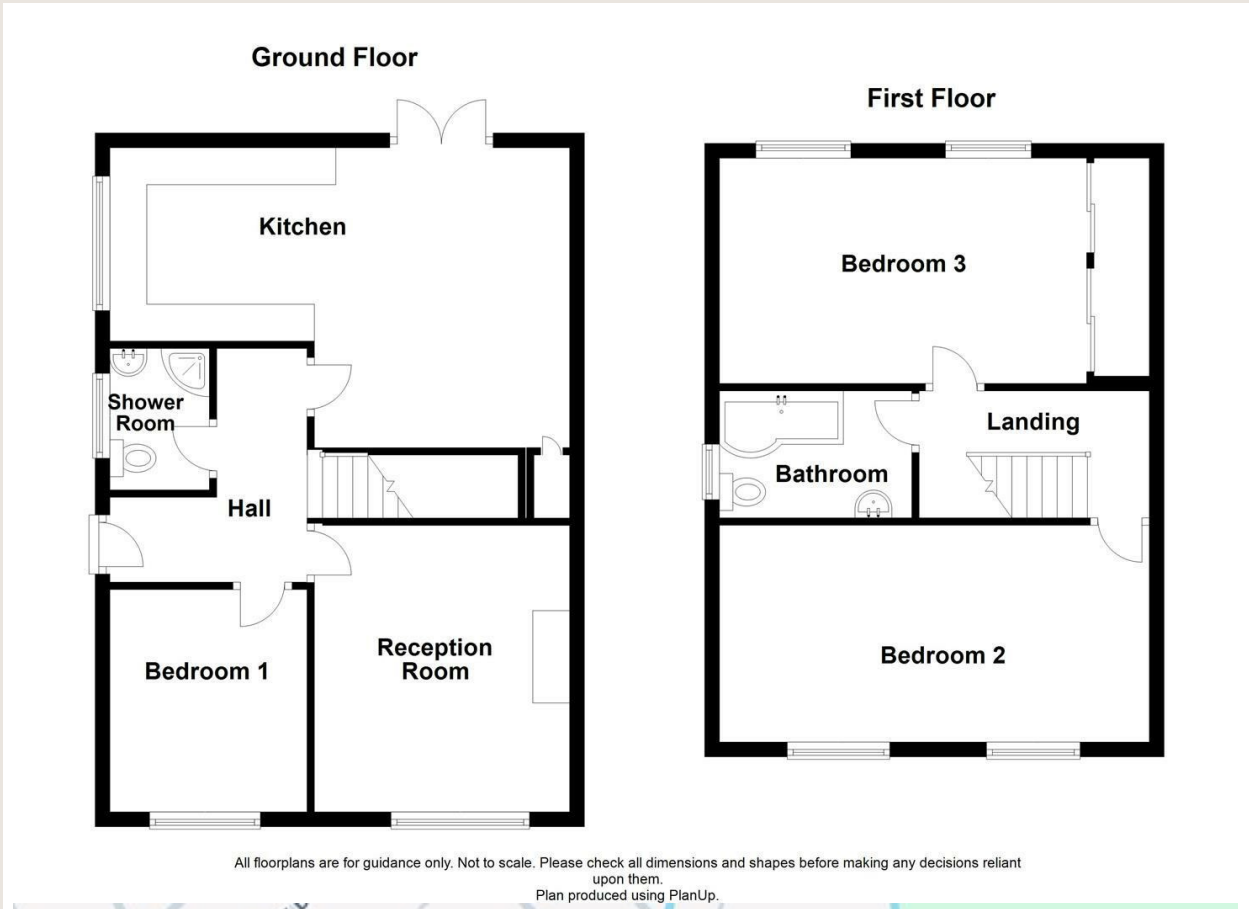
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	74
(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	

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	