



23 Bishopdale Road, Lancaster,
Lancashire, LA1 5NF

23, Bishopdale Road, Lancaster

The property at a glance 4 2 2

- Immaculate Detached Property
- Four Bedrooms
- Two Bathrooms
- Contemporary Fitted Kitchen
- Presented to Highest Standard Throughout
- Private Sun Soaked Rear Garden
- Ample Off Road Parking
- Tenure Freehold
- Council Tax Band D
- EPC Rating TBC

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£375,000

Get to know the property



AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER AREA

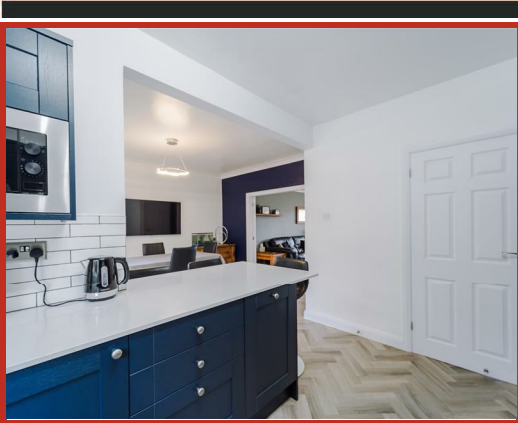
Welcome to this immaculate four bedroom detached family home located on Bishopdale Road in Lancaster. This property boasts a spacious reception room, perfect for relaxing with your family. The modern fitted kitchen and dining area is ideal for preparing delicious meals and enjoying them together or entertaining guests.

With four generously sized bedrooms, there is plenty of space for everyone in the family to have their own sanctuary. The property also features a modern three piece bathroom and benefits from a downstairs shower room. Adding versatility and convenience.

Outside, you'll find an enviable garden where you can unwind and enjoy the outdoors. The extensive driveway provides ample parking for around five vehicles, ensuring space for you and your guests.

Don't miss the opportunity to make this stunning house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.





Ground Floor

Entrance Hallway

5.66m x 2.97m (18'7" x 9'9")

UPVC front door, central heating radiator, herringbone laminate flooring, doors leading to kitchen, living room, understairs storage, integral garage, shower room and rear.

Reception Room

5.46m x 4.01m (17'11" x 13'2")

UPVC double glazed window, central heating radiator, coving to ceiling, television point and b-folding doors to dining area.

Dining Area

3.30m x 3.05m (10'10" x 10'0")

Central heating radiator, coving to ceiling, television point, herringbone laminate flooring, open access to kitchen and UPVC double glazed French doors to rear.

Kitchen

3.61m x 2.62m (11'10" x 8'7")

UPVC double glazed window, range of wall and base units with quartz worktops, integrated oven with five ring gas hob and extractor hood, tiled splashback, one and a half bowl inset sink with mixer tap and integrated draining ridges, integrated dishwasher and microwave, space for fridge freezer, pan drawers, breakfast bar, herringbone laminate flooring and access to pantry.

Shower Room

1.63m x 1.04m (5'4" x 3'5")

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, fully tiled elevations, spotlights and tiled flooring.

Garage/Utility

5.33m x 2.44m (17'6" x 8'0")

Base units with laminate worktops, stainless steel sink with mixer tap and UPVC double glazed French doors to front.

First Floor

Landing

UPVC double glazed frosted window, central heating radiator, loft access, doors leading to four bedrooms, bathroom and storage cupboard.

Bedroom One

4.80m x 4.01m (15'9" x 13'2")

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

Bedroom Two

4.04m x 3.28m (13'3" x 10'9")

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

Bedroom Three

3.61m x 2.62m (11'10" x 8'7")

UPVC double glazed window and central heating radiator.

Bedroom Four

2.57m x 1.68m (8'5" x 5'6")

UPVC double glazed window and central heating radiator.

Bathroom

2.49m x 1.63m (8'2" x 5'4")

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, P-shaped panel bath with traditional taps and overhead direct feed shower, fully tiled elevations and laminate flooring.

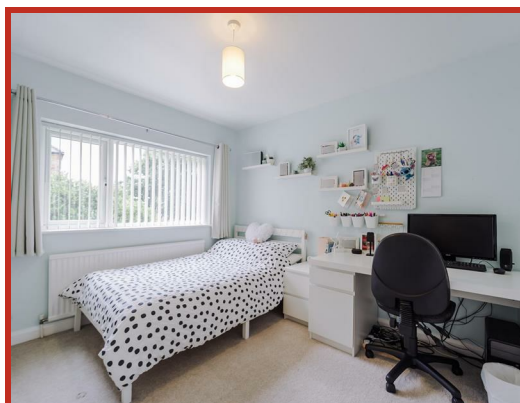
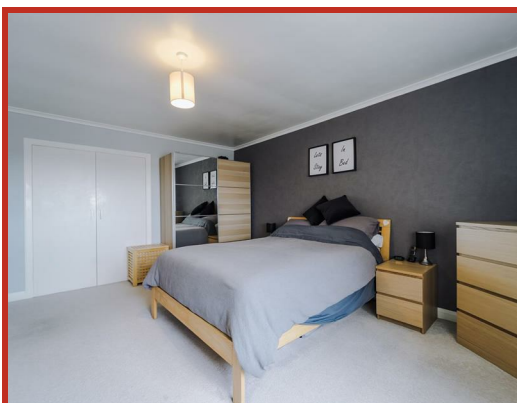
External

Rear

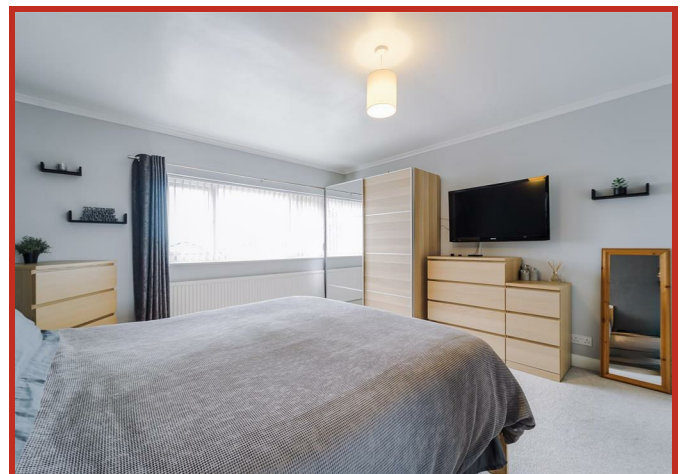
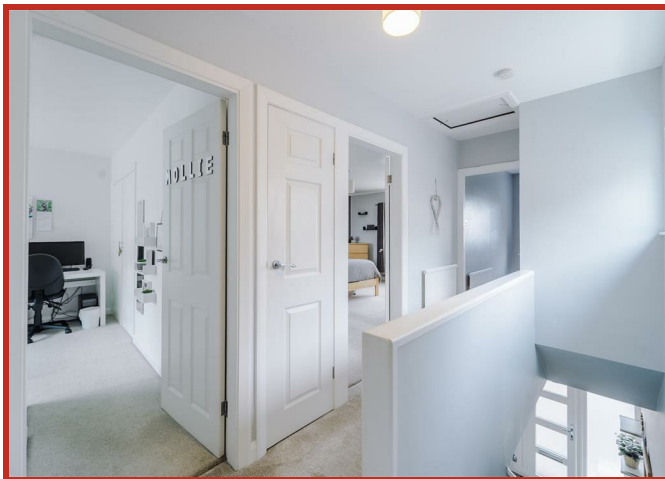
Enclosed garden with laid to lawn, flagged patio and bedding areas.

Front

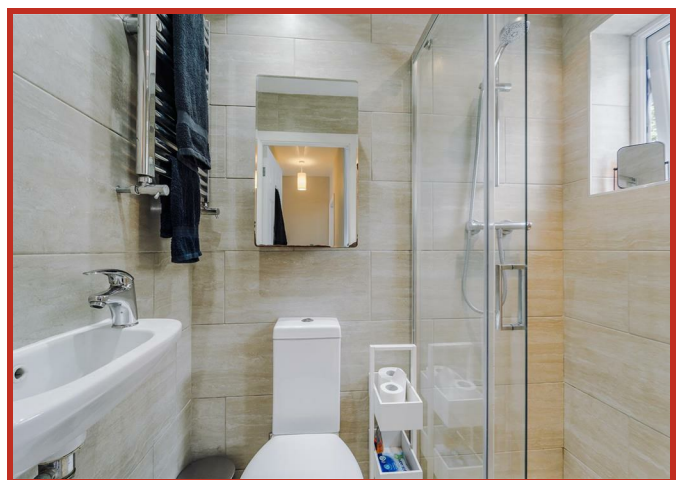
Ample off road parking, mature shrubbery and access to integral garage.



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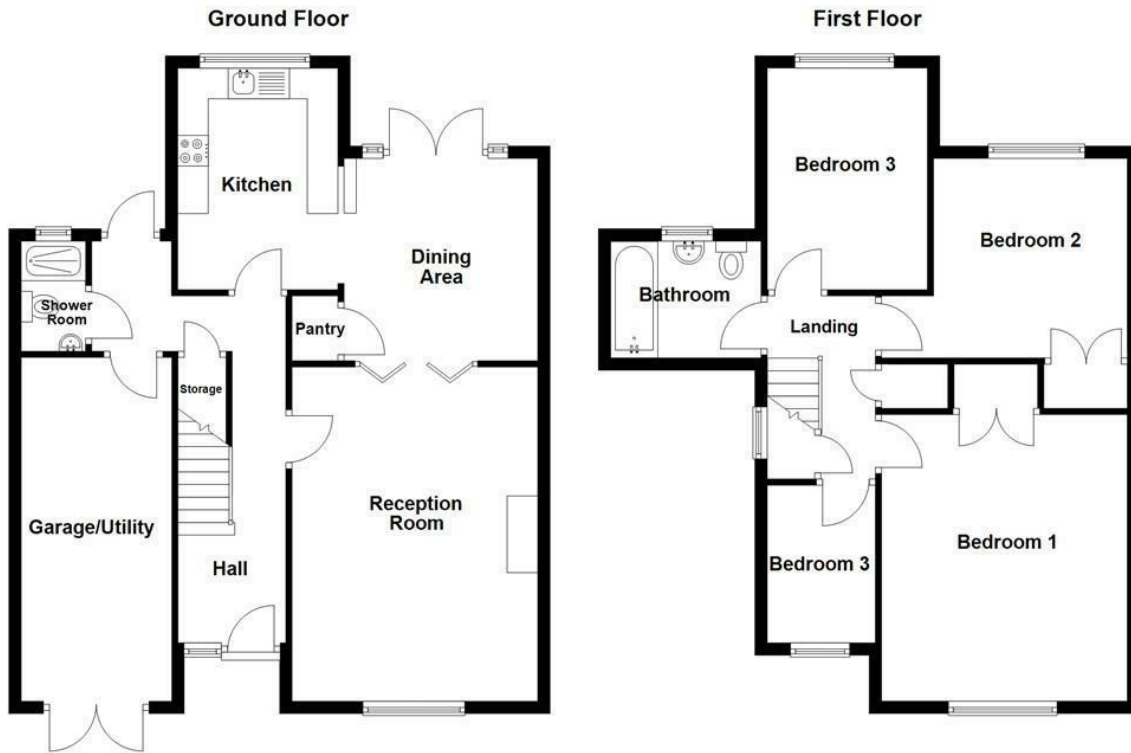
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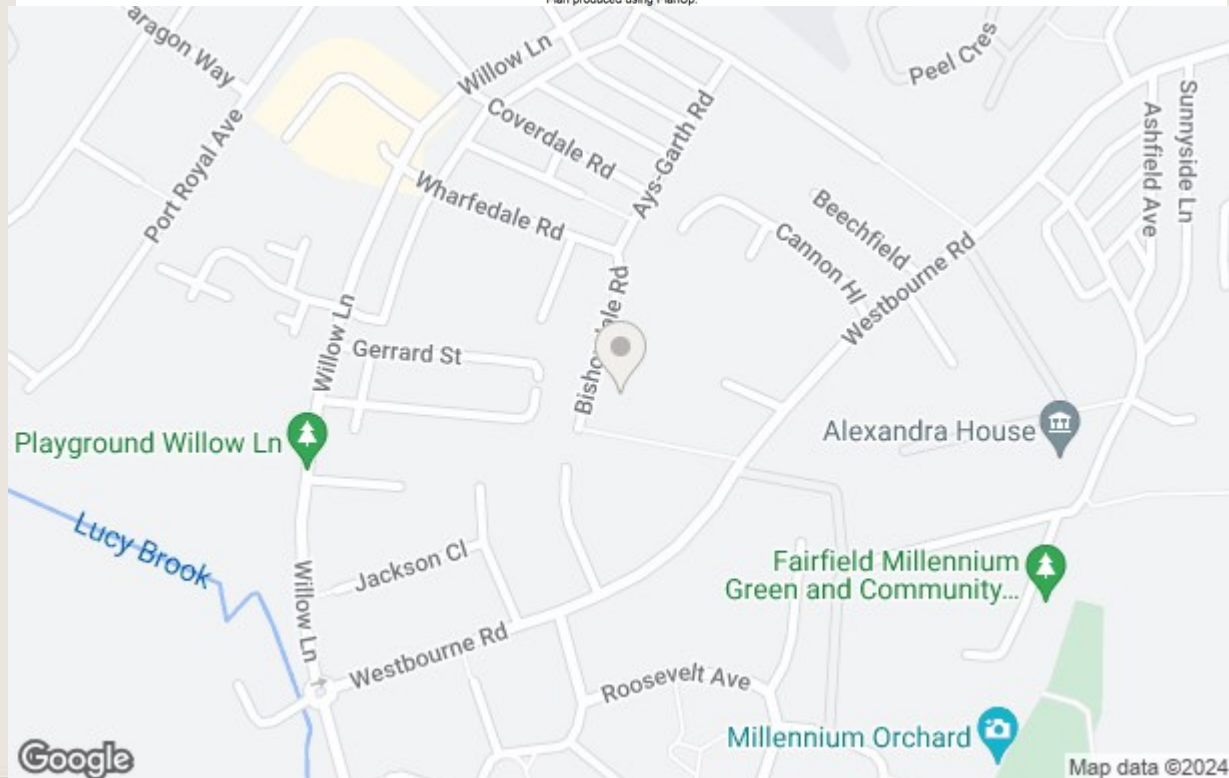
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Take a nosey round



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		
(65-80) C		
(55-64) 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		
(02 plus) A		
(11-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	