



38, Summersgill Road, Lancaster

The property at a glance **3** **1** **2**

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms with cast iron log burner
- Fitted Kitchen
- Three Piece Shower Room & Downstairs WC
- Enclosed Rear Garden
- Off Road Parking
- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: D

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£189,000

Get to know the property



A SPACIOUS THREE BEDROOM FAMILY HOME BURSTING WITH POTENTIAL

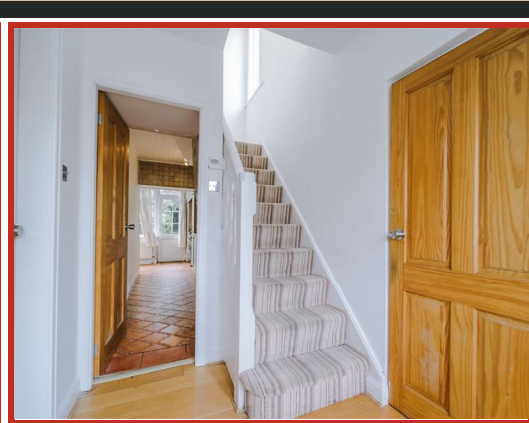
Welcome to Summersgill Road, Lancaster - a sought-after location for this fantastic three-bedroom semi-detached house! This property is bursting with potential, offering two reception rooms, ideal for entertaining guests or simply relaxing with your family. With a spacious layout including three bedrooms, this home provides ample space for a growing family or those in need of a home office.

The low maintenance garden is perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the off-road parking ensures convenience for you and your visitors, making coming and going a breeze.

Located in a sought-after area, this property not only offers a comfortable living space but also the opportunity to be part of a vibrant community. And the best part? This gem is available with no chain, making the buying process smoother and quicker for you.

Don't miss out on the chance to make this house your home - with its great potential and desirable features, this property on Summersgill Road is truly a must-see!





Ground Floor

Hall

Composite entrance door, central heating radiator, wood effect flooring, stairs to first floor and doors to reception room, kitchen and WC.

Reception Room One

6.12m x 3.28m (20'1 x 10'9)

UPVC double glazed bay window, central heating radiator, picture rail, cast iron log burner, stone hearth, wood surround and mantle and open access to dining room.

Reception Room Two

5.21m x 1.60m (17'1 x 5'3)

UPVC double glazed window, central heating radiator, tiled flooring and open access to kitchen.

Kitchen

5.79m x 1.70m (19' x 5'7)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, laminate worktops, freestanding oven and hob, tiled splash back, extractor fan, composite sink with draining board and mixer tap, integrated fridge, integrated freezer, plumbed for washing machine, part tiled elevation, tiled flooring and UPVC door to rear.

WC

1.75m x 1.02m (5'9 x 3'4)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, storage, part tiled elevation and tiled flooring.

First Floor

Landing

UPVC double glazed frosted window, loft access and doors to three bedrooms and shower room.

Bedroom One

3.99m x 2.95m (13'1 x 9'8)

UPVC double glazed window, central heating radiator, two feature wall lights and fitted wardrobes.

Bedroom Two

2.97m x 2.59m (9'9 x 8'6)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

2.31m x 2.08m (7'7 x 6'10)

UPVC double glazed window, central heating radiator and TV point.

Shower Room

2.01m x 1.63m (6'7 x 5'4)

UPVC double glazed frosted window, central heated towel rail, low level WC, pedestal wash basin, direct feed shower, tiled elevation and tiled flooring.

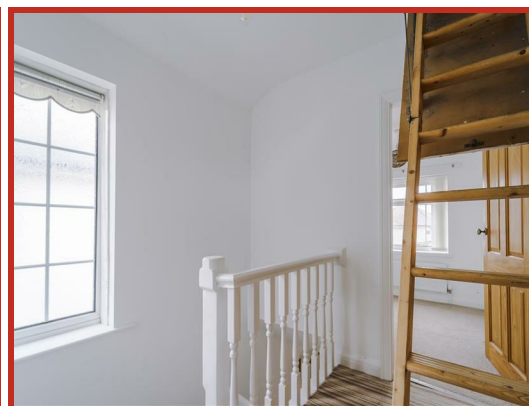
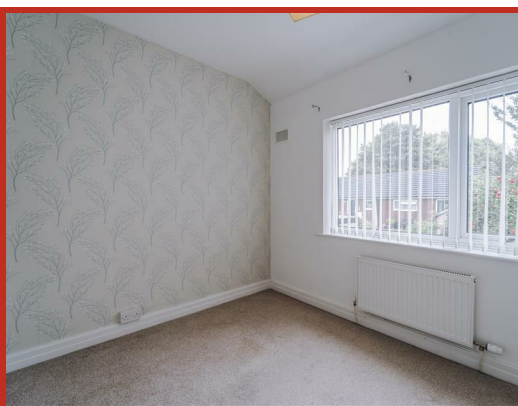
External

Front

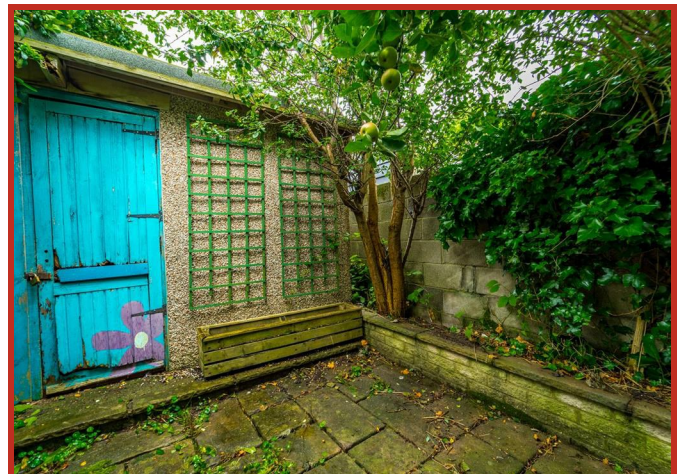
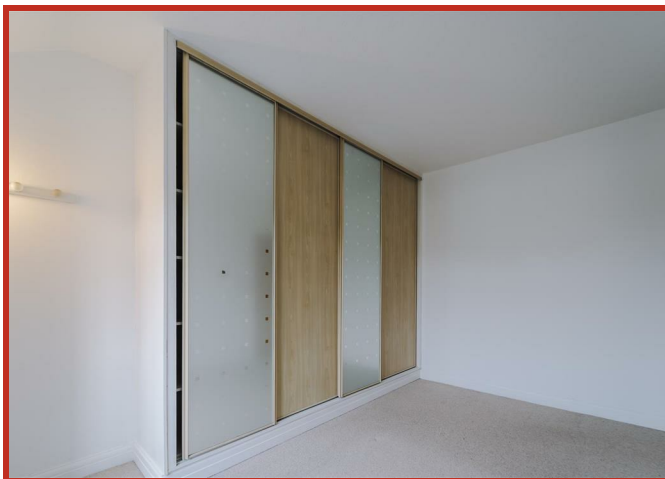
Slate chippings and driveway.

Rear

Enclosed stone paving, apple trees, bedding areas and out building.



38 Summersgill Road,
Lancaster, LA1 2RT



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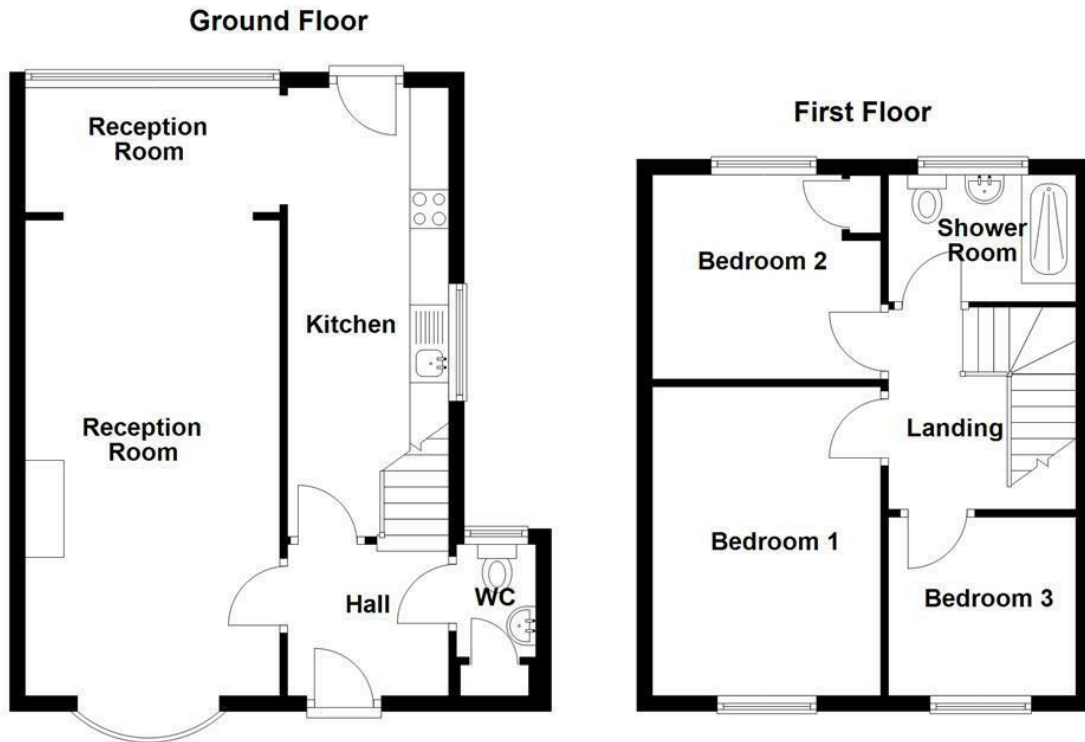
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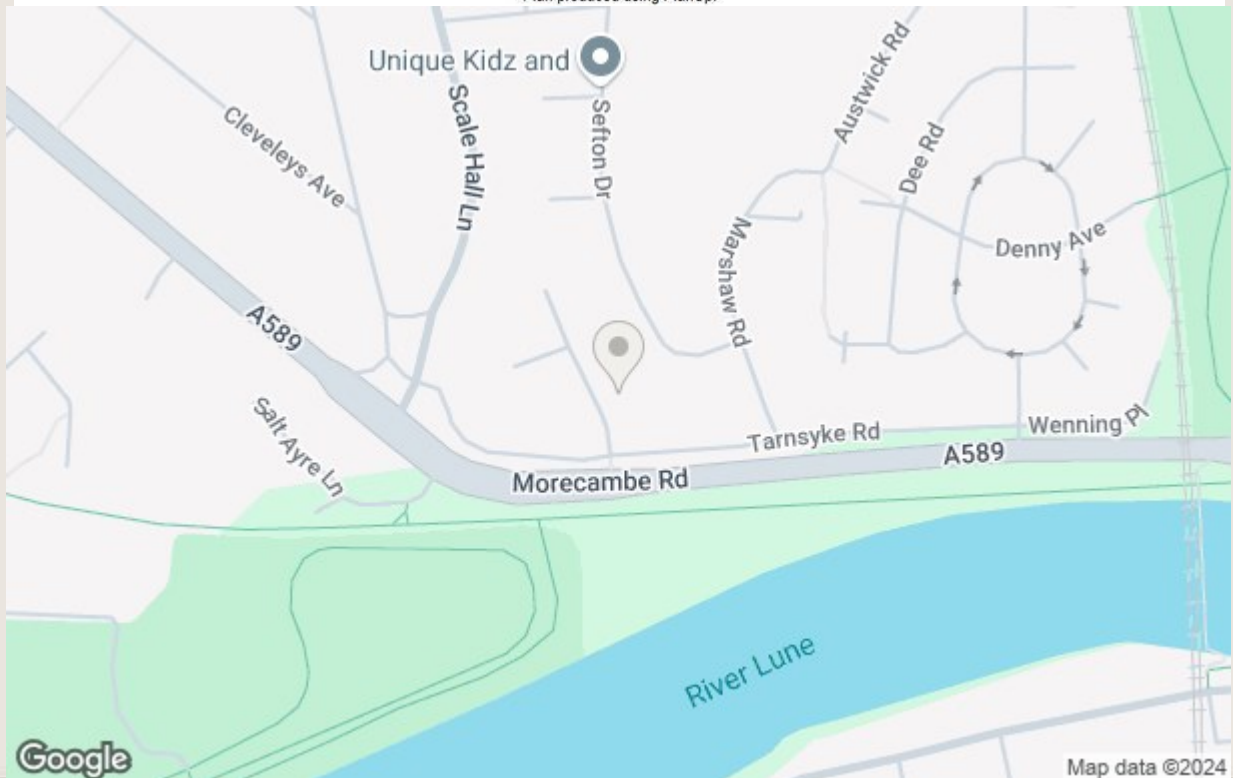
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Take a nosey round



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		83
(69-80) C		
(55-68) D	66	
(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		
(82 plus) A		
(61-81) B		
(48-60) C		
(35-47) D		
(23-34) E		
(11-22) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	