



D&P

17 Whalley Road, Lancaster,
Lancashire, LA1 2HE

17, Whalley Road, Lancaster

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

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Three Piece Family Bathroom
- Enclosed Rear Yard
- Off Road Parking
- Freehold
- Council Tax Band: A
- EPC Rating: D

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£165,000

Get to know the property



GREAT FIRST TIME HOME!

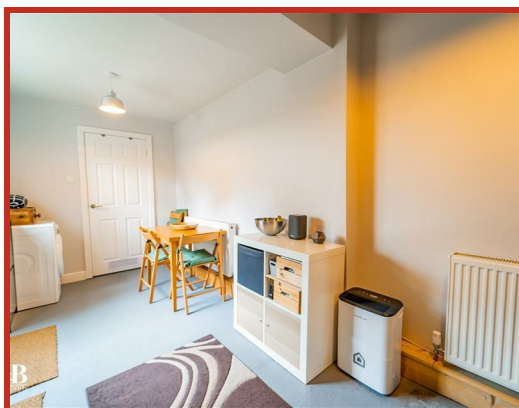
Nestled on Whalley Road in the charming city of Lancaster, this delightful 3-bedroom semi-detached house is a perfect haven for first-time buyers. The property boasts two reception rooms, ideal for entertaining guests or simply relaxing with loved ones.

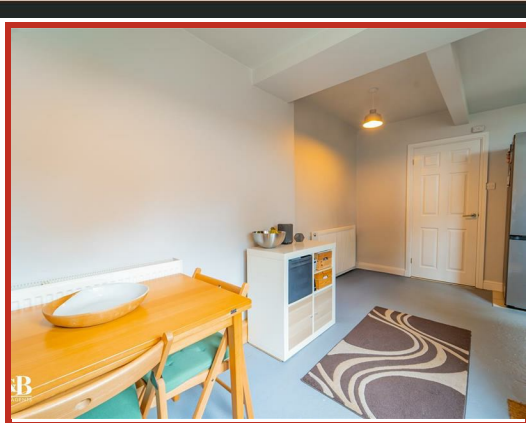
As you step inside, you'll be greeted by a warm and inviting atmosphere, with the potential to create a cosy living space that suits your style. The house features a well-maintained bathroom and three spacious bedrooms, offering flexibility for families or those in need of a home office.

The real gem of this property is the lovely back garden, an oasis perfect for gardening enthusiasts or outdoor activities. Imagine enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends in this peaceful retreat. This home also benefits from driveway parking and an enclosed front garden.

Located in a welcoming neighbourhood, this house not only provides practicality but also exudes charm and character. With the possibility to convert one of the bedrooms into a home office, remote working has never been more convenient.

Don't miss out on the opportunity to make this house your home sweet home in Lancaster. Embrace the comfort, potential, and community spirit that this property has to offer.





Ground Floor

Hall

1.12m x 1.12m (3'8 x 3'8)

UPVC entrance door, central heating radiator, stairs to first floor and door to reception room one.

Reception Room One

4.22m x 3.89m (13'10 x 12'9)

UPVC double glazed window, central heating radiator, smoke detector, under stairs storage, TV point, hardwood floor and door to kitchen.

Kitchen

4.93m x 2.39m (16'2 x 7'10)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four ring induction hob, extractor fan, plumbing for dishwasher, space for fridge freezer, boiler, part tiled elevation and part tiled floor and open access to reception room two.

Reception Room Two

3.18m x 2.16m (10'5 x 7'1)

UPVC double glazed window, central heating radiator, door to utility room and UPVC double glazed door to rear.

Utility Room

2.16m x 0.97m (7'1 x 3'2)

Plumbing for washing machine and tiled floor.

First Floor

Landing

2.39m x 2.16m (7'10 x 7'1)

Velux window, smoke detector, loft access and doors to three bedrooms and bathroom.

Bedroom One

3.23m x 2.92m (10'7 x 9'7)

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

Bedroom Two

3.35m x 2.62m (11' x 8'7)

UPVC double glazed window and central heating radiator.

Bedroom Three

2.41m x 2.39m (7'11 x 7'10)

UPVC double glazed window, central heating radiator and hardwood floor.

Bathroom

1.65m x 1.65m (5'5 x 5'5)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevations and laminate flooring.

External

Front

Gated paved areas with bedding areas and block paved driveway.

Rear/Side

Enclosed paved yard with bedding areas,.



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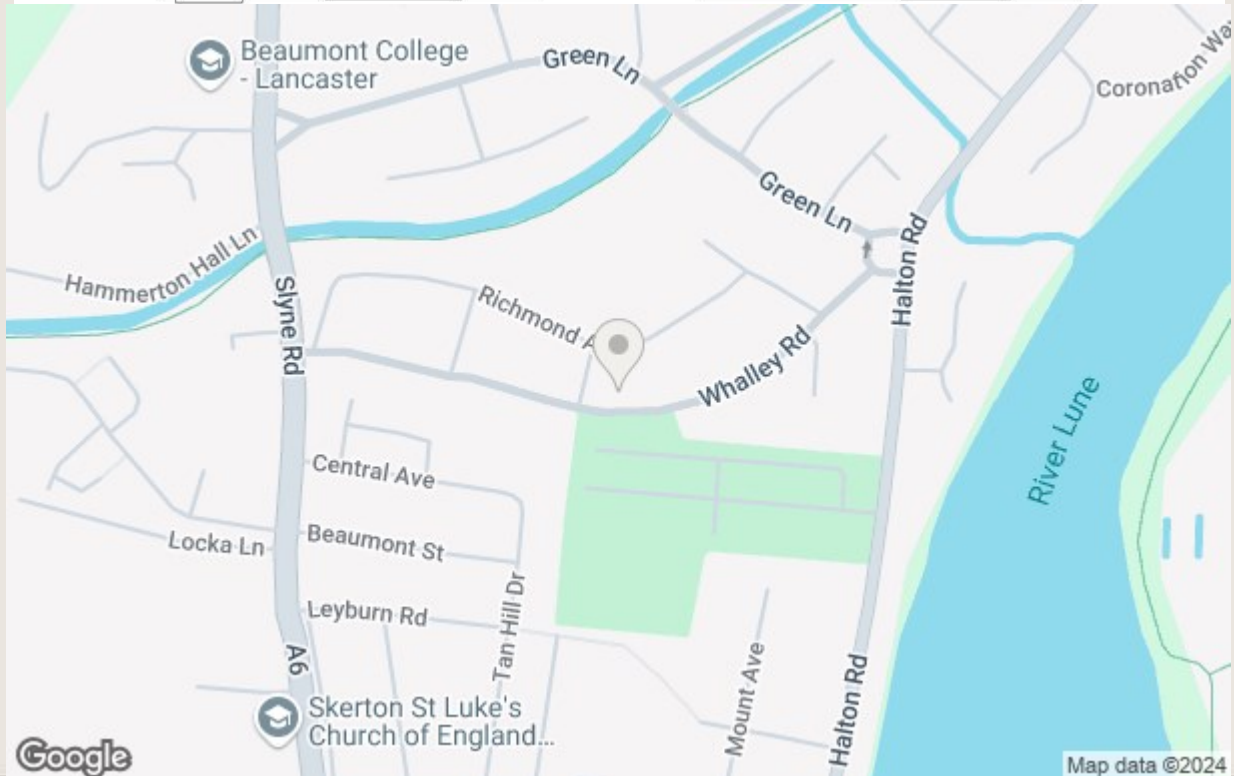
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	85
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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