



R&B
ESTATE AGENTS

4 St. Johns Mews, Lancaster, LA1
1HJ

4, St. Johns Mews, Lancaster

The property at a glance 4 2 1

- Terraced Property
- Four Bedrooms
- Two Bathrooms
- Spacious Fitted Kitchen
- One Reception Room
- Enclosed Rear Yard
- Allocated Parking Space
- Leasehold
- Council Tax Band: C
- EPC Rating: TBC

R&B
ESTATE AGENTS

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

£235,000

Get to know the property



LARGE TOWNHOUSE IN LANCASTER CITY CENTRE!

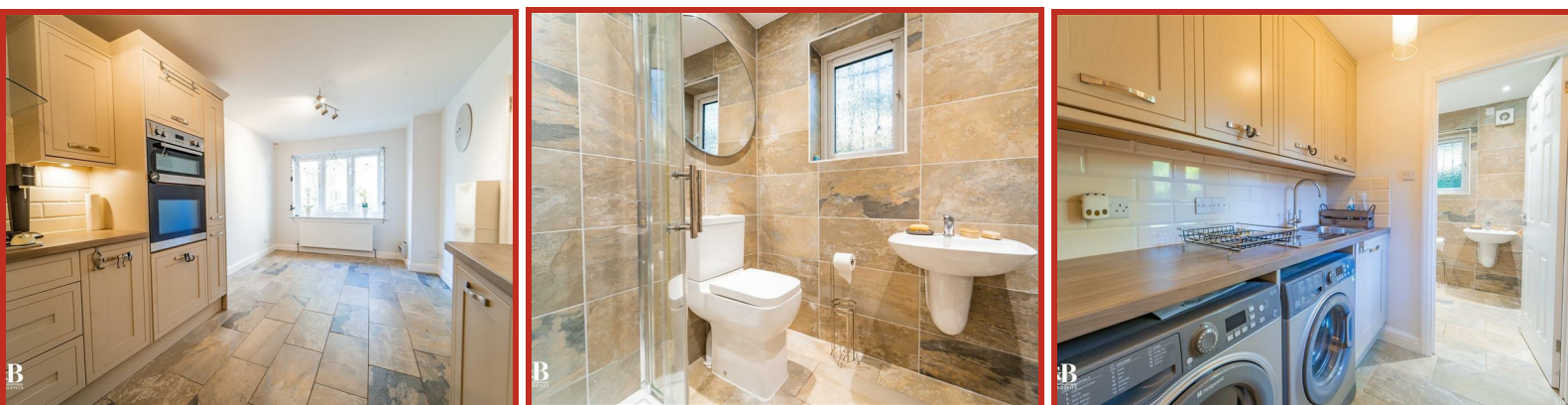
Nestled in the charming St. Johns Mews of Lancaster, this delightful Townhouse is a true gem waiting to be discovered. Built in 1998, this new build property boasts a generous 1,485 sq ft of living space spread across three stories.

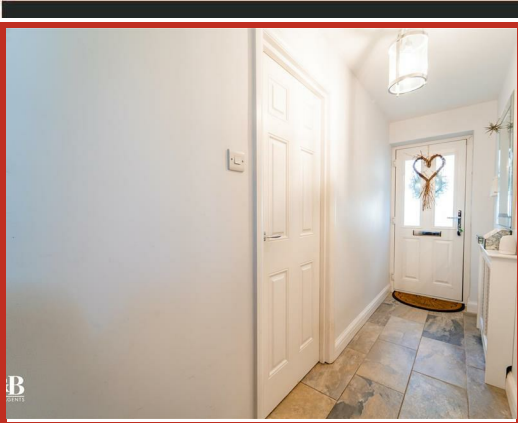
As you step inside, you are greeted by a warm and inviting kitchen-diner, perfect for relaxing or entertaining guests. With three cosy bedrooms, one being the master bedroom containing fitted wardrobes, plus an additional room that can be used as a study or guest room, there is ample space for families or those in need of extra room. The downstairs utility room and bathroom also add extra functionality to the property furthering the charming nature of the property.

One of the highlights of this lovely home is the private courtyard at the back, offering a tranquil outdoor space for unwinding after a long day or hosting summer gatherings. Additionally, the shared front area provides a welcoming communal space, perfect for mingling with friendly neighbours.

Convenience is key with an allocated parking space included, ensuring your vehicle is always secure and easily accessible. Whether you're a growing family or someone who simply enjoys spacious living, this property ticks all the boxes.

Don't miss out on the opportunity to make this charming house your new home sweet home in Lancaster.





Ground Floor

Hall

5.56m x 1.02m (18'3" x 3'4")

UPVC entrance door, central heating radiator, smoke detector, tiled floor, stairs to first floor and doors to kitchen and utility room.

Kitchen

6.30m x 2.84m (20'8" x 9'4")

UPVC double glazed window, central heating radiator, range of white wall and base units, wood effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven, five burner gas hob, extractor hood, tiled splash back, space for fridge freezer and tiled floor.

Utility Room

1.91m x 1.68m (6'3" x 5'6")

Central heating radiator, range of wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer, boiler, tiled splash back, tiled floor, door to shower room and UPVC door to rear,

Shower Room

1.68m x 1.63m (5'6" x 5'4")

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower with rinse head in corner enclosure, extractor fan, tiled elevations and tiled floor.

First Floor

Landing

2.51m x 1.75m (8'3" x 5'9")

Smoke detector, stairs to second floor and doors to reception room and bedroom three.

Reception Room

3.94m x 3.66m (12'11" x 12')

Central heating radiator, TV point, door to bedroom two and UPVC double glazed doors to balcony.

Bedroom Two

3.76m x 1.68m (12'4" x 5'6")

UPVC double glazed window and central heating radiator.

Bedroom Three

2.90m x 2.13m (9'6" x 7')

UPVC double glazed window and central heating radiator.

Second Floor

Landing

3.05m x 1.80m (10' x 5'11")

UPVC double glazed window, central heating radiator, smoke detector, loft access, telecom and doors to bathroom and bedrooms one and four.

Bedroom One

3.99m x 3.15m (13'1" x 10'4")

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

3.81m x 2.11m (12'6" x 6'11")

UPVC double glazed window and central heating radiator.

Bathroom

3.05m x 2.11m (10' x 6'11")

UPVC double glazed frosted window, Velux window, central heating radiator, low level WC, pedestal wash basin with traditional taps, double Jacuzzi bath with rinse head, extractor fan, fitted storage, shaving point, tiled elevations elevations and laminate flooring.

External

Front

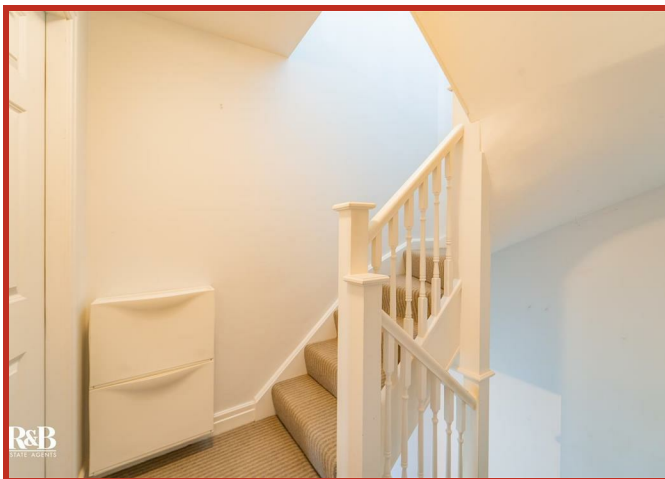
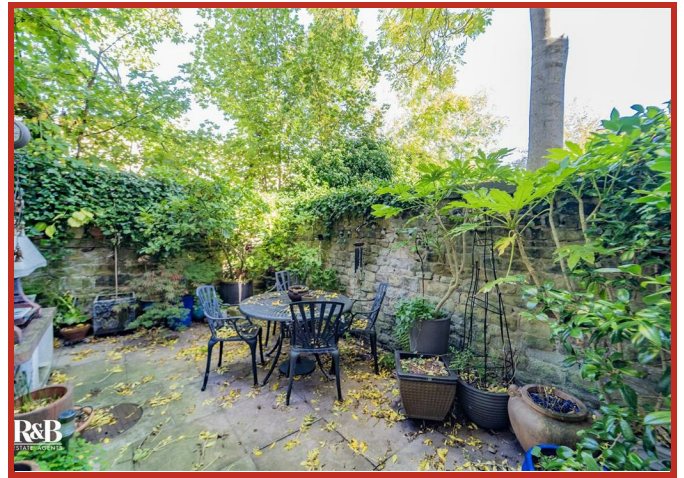
Shared courtyard and allocated parking space.

Rear

Enclosed yard with bedding areas.



4 St. Johns Mews, Lancaster, LA1 1HJ



4 St. Johns Mews, Lancaster, LA1 1HJ



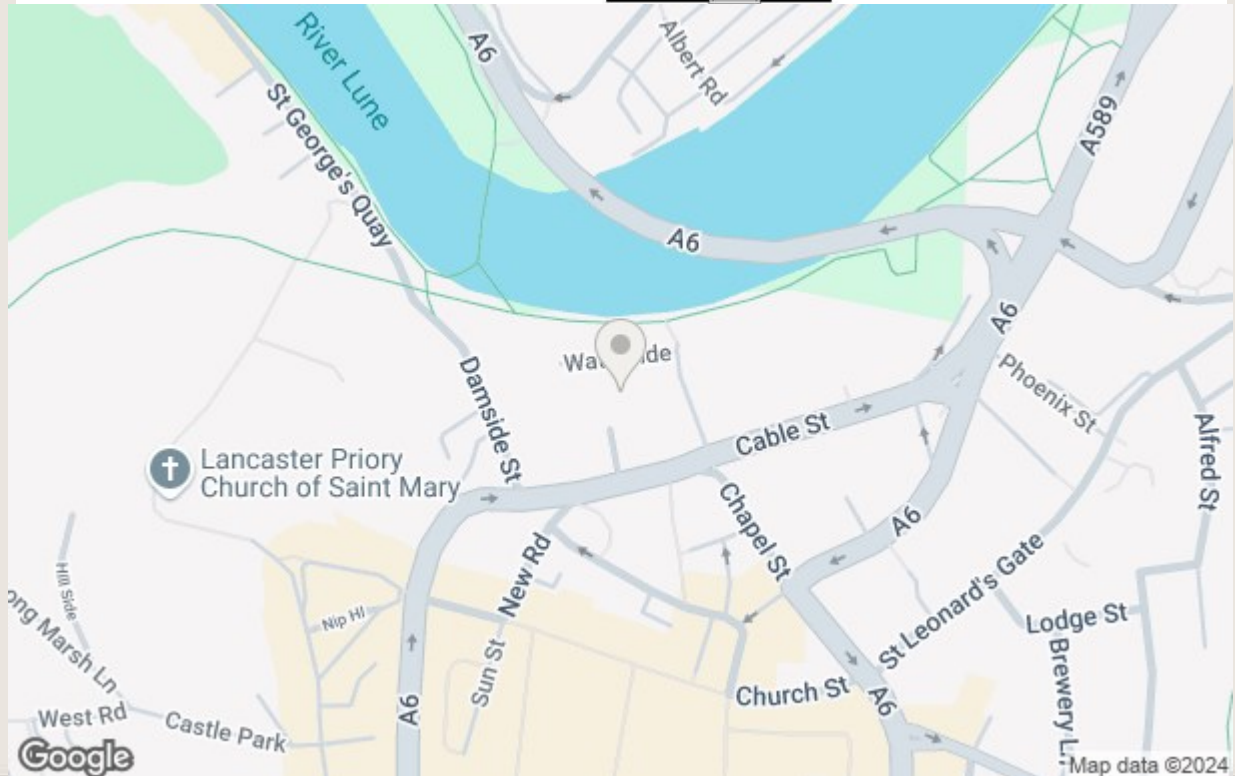
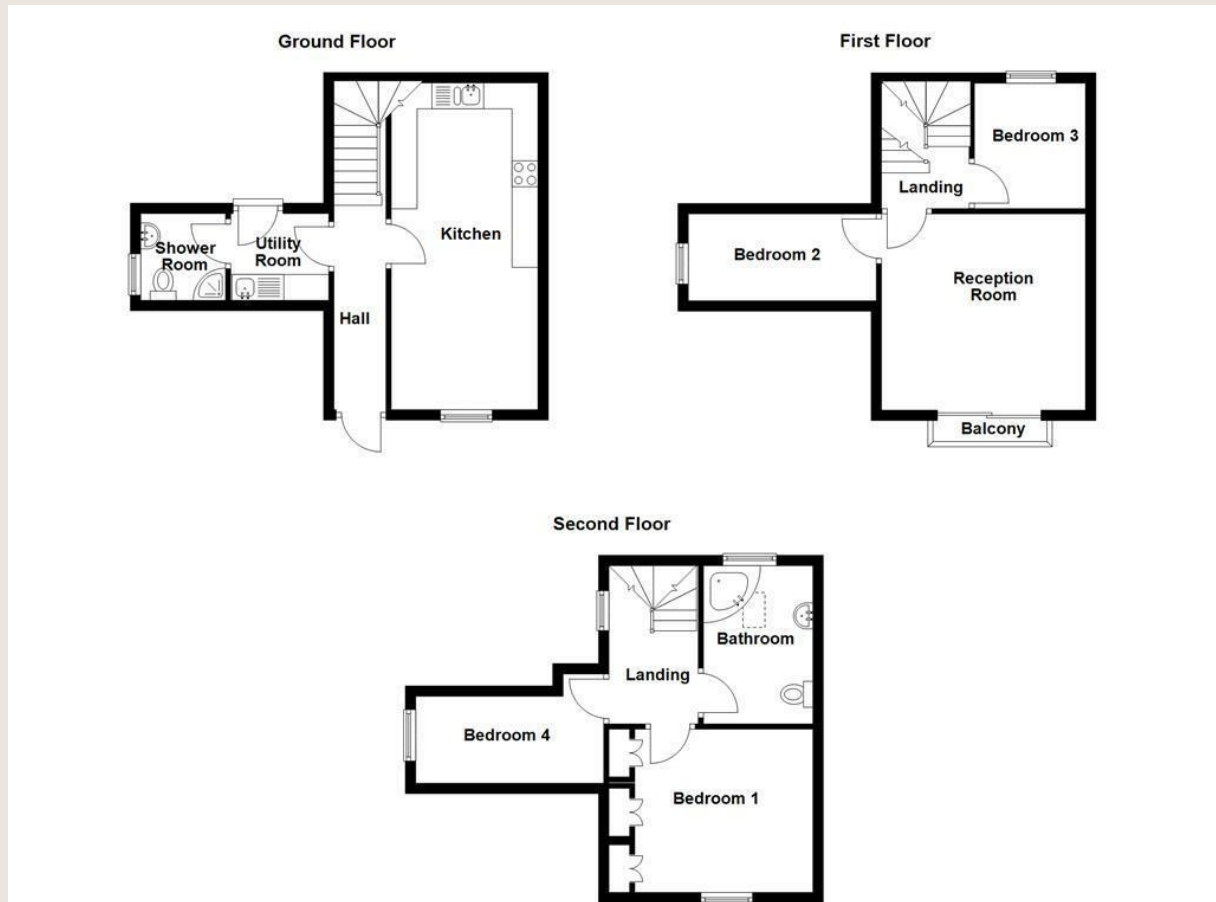
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



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

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		
(92 plus) A		
(81-91) 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	