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ESTATE AGENTS

11 Ullswater Road, Lancaster, LA1
3PP

11, Ullswater Road, Lancaster

The property at a glance 3 2 2

- Terraced Property
- Three Bedrooms
- Four Piece Family Bathroom
- Two Reception Room
- Fitted Kitchen
- Enclosed Rear Garden With Outbuilding
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: D

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01524 889000
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£290,000

Get to know the property



PERFECT FAMILY HOME WITH A LARGE SPACIOUS GARDEN!

Welcome to Ullswater Road in the charming city of Lancaster, this mid-terrace house is a true gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms spread across three inviting stories, this property offers a perfect blend of comfort and style.

Step inside to find a warm and welcoming atmosphere, ideal for hosting family gatherings or entertaining guests in the two spacious reception rooms. The layout of this home is thoughtfully designed to cater to your social needs while providing ample space for relaxation. The lower ground floor features a versatile cellar, offering excellent storage solutions.

One of the highlights of this property is the long and spacious back garden, a tranquil oasis perfect for outdoor activities or simply unwinding after a long day. Imagine sipping your morning coffee surrounded by lush greenery or hosting a summer barbecue in this delightful outdoor space.

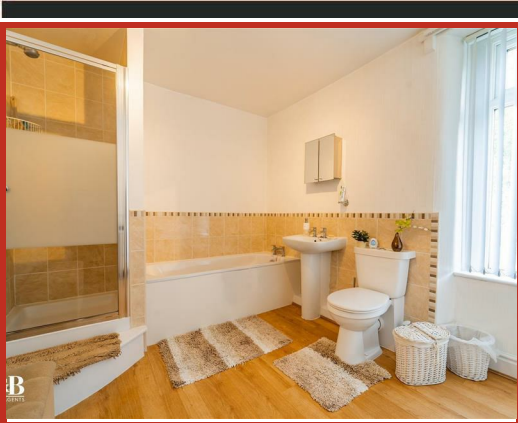
Nestled at the top of the garden is a unique outbuilding, currently being used at a workshop, this offers exciting potential for conversion into additional living spaces. Whether you dream of a home office, a playroom for the kids, or a cosy den to escape to, the possibilities are endless.

Each of the three bedrooms is a peaceful retreat, providing comfortable living space across multiple levels. Whether you're looking for a master suite or a cosy guest room, this property has it all.

Situated in a desirable area, this home not only offers practicality but also plenty of potential for customization. Add your personal touch to create a space that truly reflects your style and preferences.

Don't miss the opportunity to make this charming house on Ullswater Road your new home. With its inviting interiors, spacious garden, and endless possibilities, this property is just waiting for you to make it your own.





Ground Floor

Vestibule

1.04m x 0.91m (3'5 x 3')

Hardwood entrance door, laminate flooring and door to hall.

Hall

2.77m x 0.79m (9'1 x 2'7)

Smoke detector, cornice coving, dado rail, laminate floor, stairs to first floor and doors to two reception rooms.

Reception Room One

3.00m x 2.92m (9'10 x 9'7)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail, cast iron log burner in decorative surround, TV point and laminate flooring.

Reception Room Two

3.78m x 3.20m (12'5 x 10'6)

UPVC double glazed window, central heating radiator, cornice coving, multi fuel burner, laminate flooring, stairs to cellar and door to kitchen.

Kitchen

3.61m x 1.96m (11'10 x 6'5)

Two UPVC double glazed windows, range of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated single oven and microwave in high rise unit, four burner gas hob, extractor hood, integrated washing machine, integrated fridge, tiled floor and UPVC door to rear.

Lower Ground Floor

Cellar

3.63m x 3.61m (11'11 x 11'10)

First Floor

Landing

3.58m x 1.37m (11'9 x 4'6)

Smoke detector, stairs to second floor and doors to bedroom two and bathroom.

Bedroom Two

3.61m x 3.02m (11'10 x 9'11)

UPVC double glazed window, central heating radiator, coving and fitted storage.

Bathroom

3.61m x 2.69m (11'10 x 8'10)

UPVC double glazed frosted window, central heating radiator, dado rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap, direct feed shower in enclosure, part tiled elevations and laminate flooring.

Second Floor

Landing

Doors to bedroom one and bedroom three.

Bedroom One

3.61m x 3.20m (11'10 x 10'6)

UPVC double glazed window, central heating radiator, loft access and over stairs storage.

Bedroom Three

3.61m x 2.82m (11'10 x 9'3)

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

External

Front

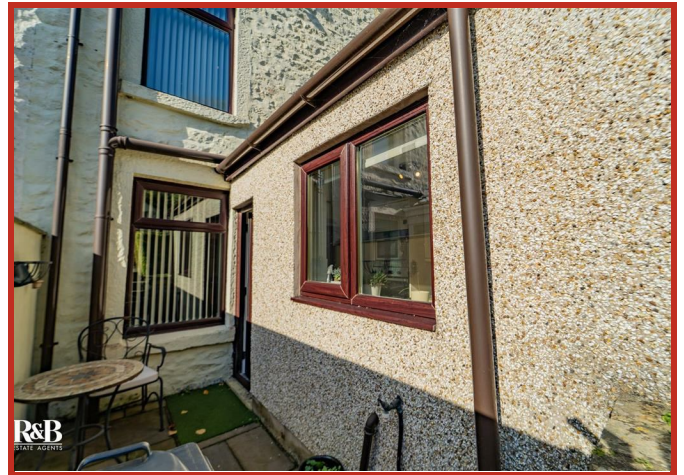
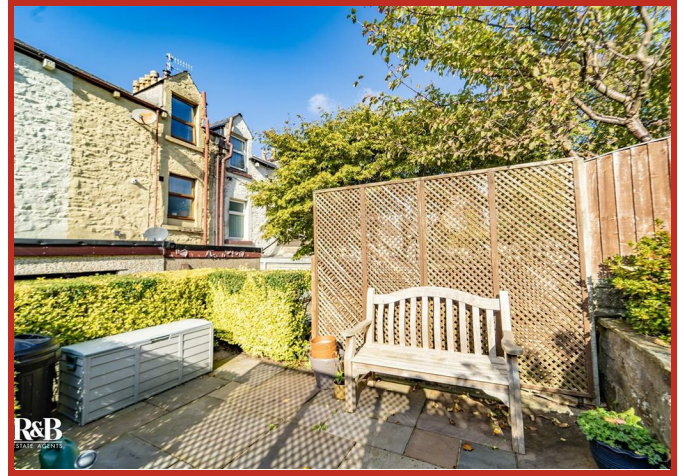
Courtyard and bedding areas.

Rear

Laid to lawn, raised patio area and outbuilding.



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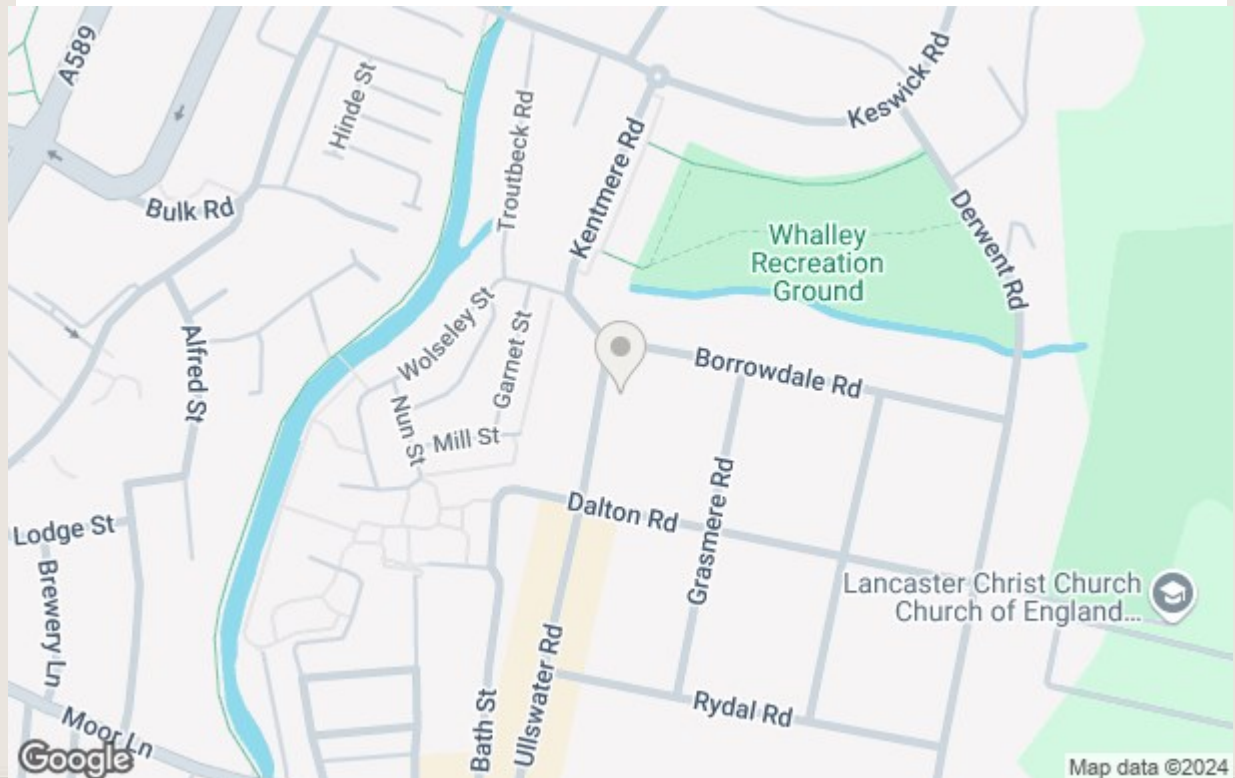
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Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	61
(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	
	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