



79 Lune Street, Lancaster, LA1 2AJ

79, Lune Street, Lancaster

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

- Mid-terraced home
- Situated within walking distance of the city centre
- Two Reception Rooms
- Master bedroom with En-suite
- Modern Family Bathroom
- High Gloss Kitchen
- Freehold
- EPC rating ; TBC
- Council Tax Band A

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**£150,000**

# Get to know the property

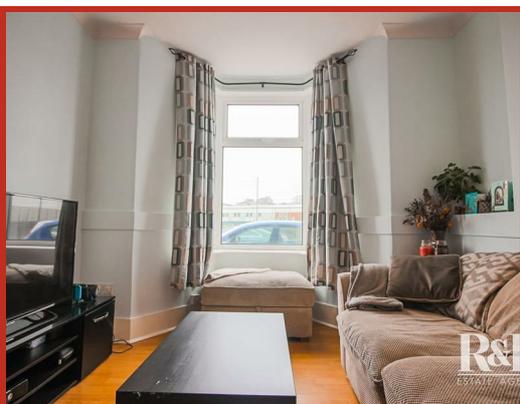


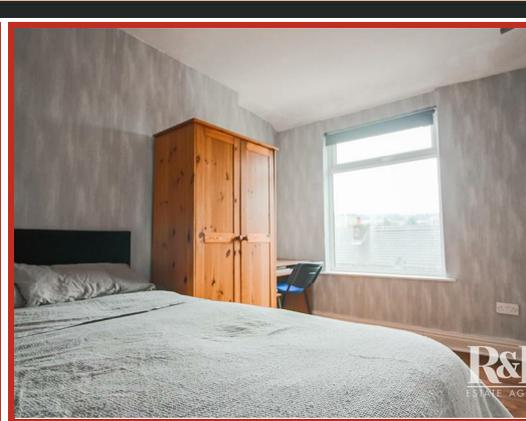
**\*\*THREE GENEROUS DOUBLE BEDROOMS\*\*MODERN BATHROOM AND KITCHEN\*\*NEW ROOF 2022\*\*LOW MAINTENANCE COURTYARD\*\*QUIET CENTRAL LOCATION\*\*EXTENSIVE VIEWS\*\***

This property is within a stone's throw of an amazing variety of local amenities, food establishments and high street shopping. The property benefits massively from local transportation links; both the bus depot and Lancaster train station are within few minutes. Ideally positioned for students and families alike, this property is close to a local school, and only a bus ride away from the university.

Internally this house offers lots of space, to the ground floor you will find two reception rooms and the well appointed gloss kitchen, to the first floor there is a generous master bedroom with en-suite shower room and off the hallway you will find the family bathroom. To the second floor there are two further bedrooms. Externally the property offers a patio area, perfect for enjoying the sunshine. This property has the ideal floor plan and potential to also double up as the perfect investment opportunity for those interested in creating student/rental properties.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience 01524 889000. For the latest upcoming properties, make sure you are following our Instagram.





## Ground Floor

### Entrance Hallway

4.55m x 0.84m (14'11" x 2'9")

UPVC front entrance door, central heating radiator, wood effect flooring, stairs to the first floor and doors to two reception rooms.

### Reception Room One

3.20m x 3.20m (10'6" x 10'6")

UPVC double glazed bay window, television point, coving and wood effect flooring.

### Reception Room Two

3.56m x 2.72m (11'8" x 8'11")

Central heating radiator, alcove storage, spotlights, wood effect flooring, open to the kitchen and UPVC double glazed frosted door to the rear.

### Kitchen

2.29m x 2.24m (7'6" x 7'4")

UPVC double glazed window, range of high gloss wall and base units with laminate surfaces and tiled splashbacks, sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge, spotlights and tile effect flooring.

## First Floor

### Landing

3.66m x 1.68m (12'0" x 5'6")

UPVC double glazed window, stairs to the second floor and doors to bedroom one and bathroom.

### Bedroom One

4.27m x 3.28m (14'0" x 10'9")

### En Suite

2.54m x 0.81m (8'4" x 2'8")

### Bathroom

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

## Second Floor

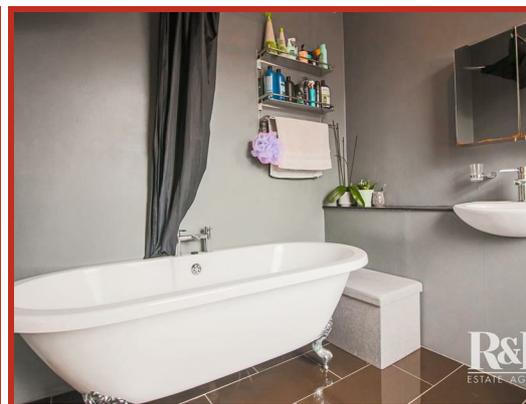
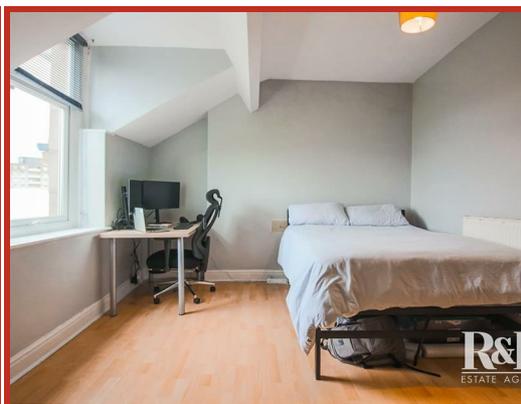
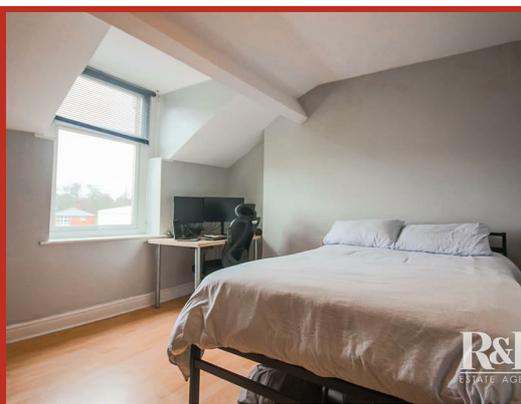
### Landing

### Bedroom Two

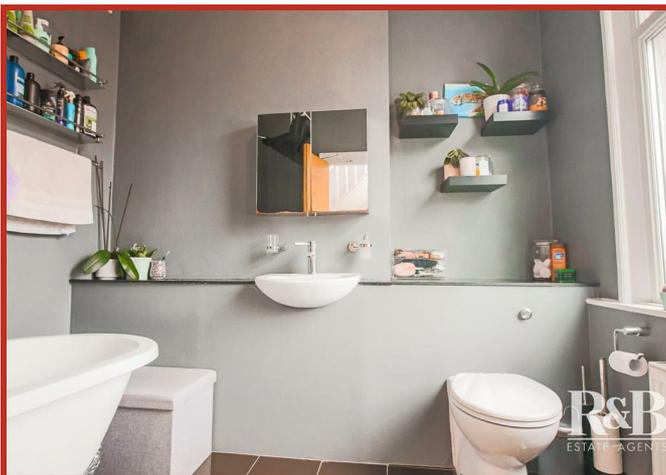
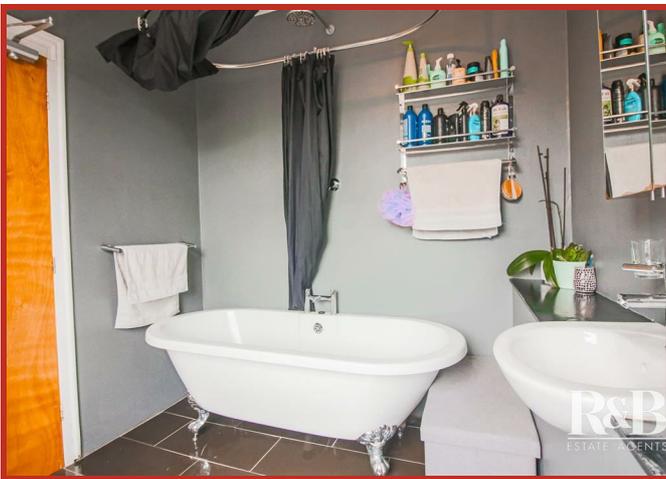
4.32m x 3.23m (14'2" x 10'7")

### Bedroom Three

3.56m x 2.44m (11'8" x 8'0")



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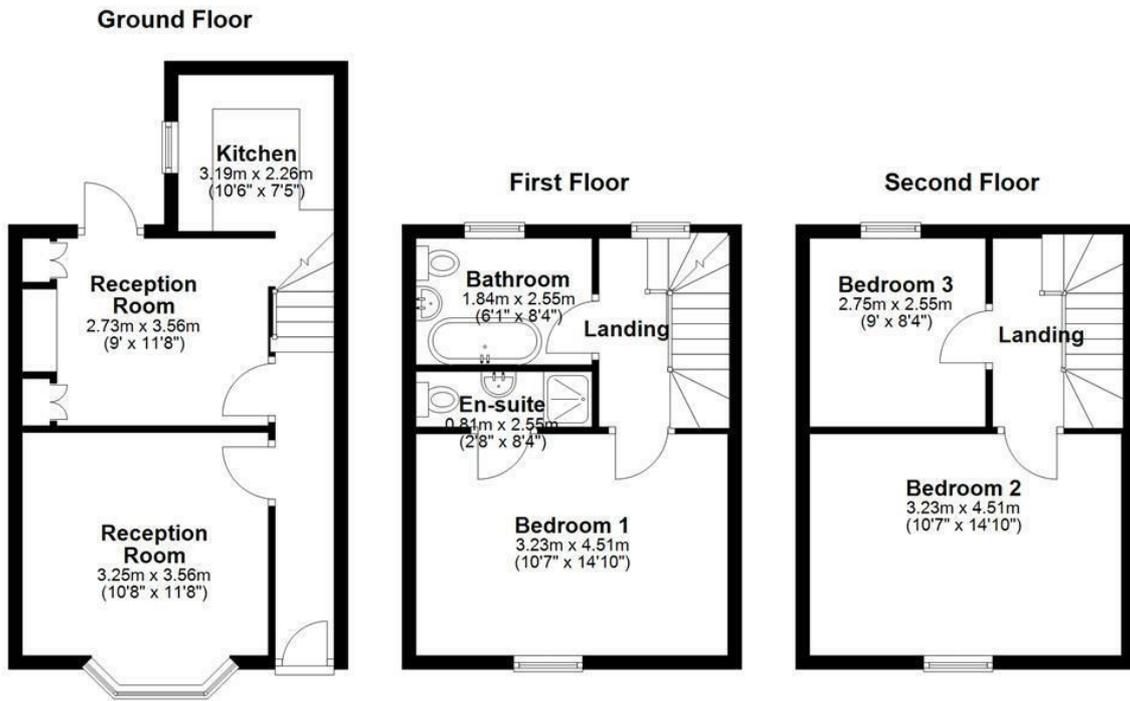
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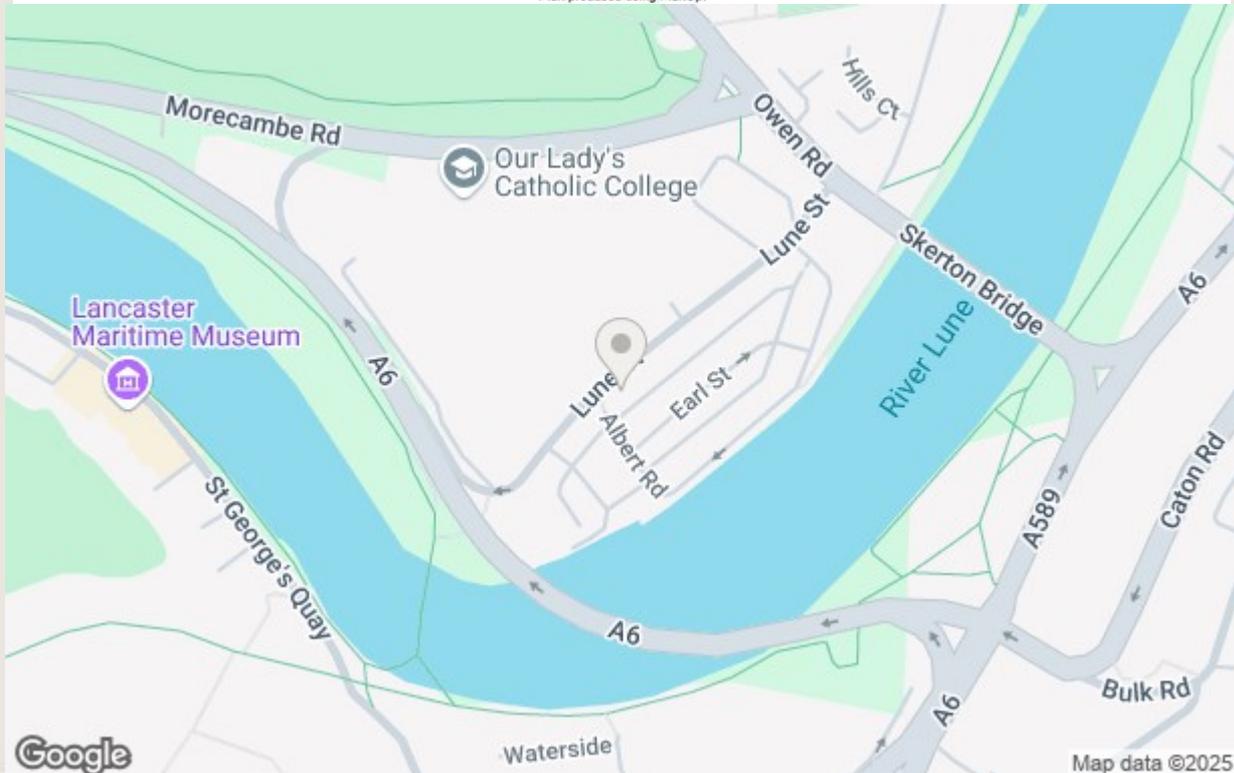
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# Take a nosey round



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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC