



70, Palatine  
Avenue, Lancaster, LA1 4HF

70, Palatine Avenue, , Lancaster

## The property at a glance

3  1  1 

- Semi Detached Property
- Three Bedrooms
- Spacious Reception Room And Conservatory
- Fitted Kitchen
- Three Piece Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band: B
- EPC Rating: E

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**£215,000**

# Get to know the property



Lovely 3 bed semi perfect for a new family!

Nestled in the charming Palatine Avenue of Lancaster, this delightful semi-detached house offers a perfect blend of comfort and functionality. Boasting three bedrooms and two bathrooms, this property is ideal for a growing family or those seeking extra space.

Upon entering, you are greeted by an inviting open-plan living room and diner, providing a versatile layout that is perfect for both everyday living and entertaining guests. The dining area is spacious enough to accommodate a home office, catering to the needs of modern remote working arrangements.

One of the standout features of this home is the bright conservatory, which not only adds extra living space but also creates a tranquil spot for relaxation or social gatherings. The seamless flow from the well-designed kitchen into the open-plan area enhances the modern feel of the property.

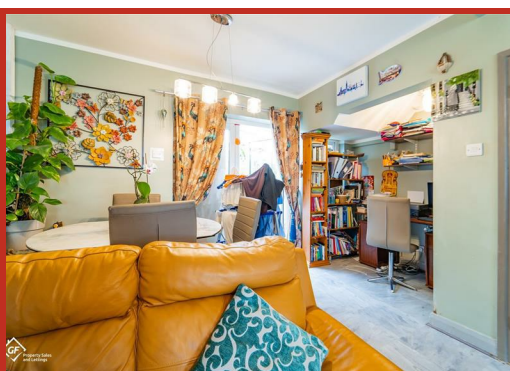
Whether you are looking for a cosy family home or a functional space to work from home, this property ticks all the boxes. Don't miss the opportunity to make this charming house in Lancaster your new home sweet home.

## Ground Floor

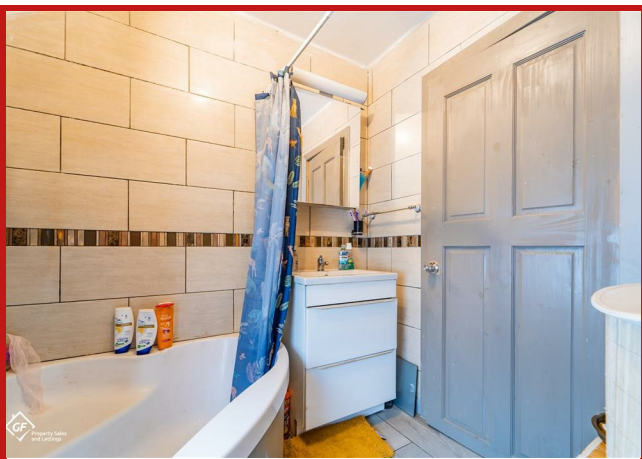
**Hall**  
10'6 x 7'1  
Composite double glazed frosted entrance door, central heating radiator, tiled floor, stairs to first floor and doors to reception room, kitchen and WC.

**Reception Room**  
21'3 x 14'5  
UPVC double glazed window, UPVC double glazed frosted window, two central heating radiators, coving, TV point, laminate floor and French doors to conservatory.

**Conservatory**  
9' x 8'8  
UPVC double glazed windows, central heating radiator, laminate floor and door to rear



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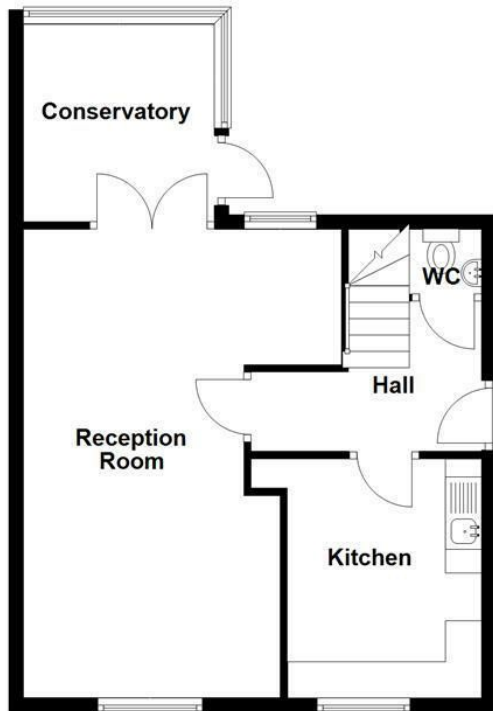
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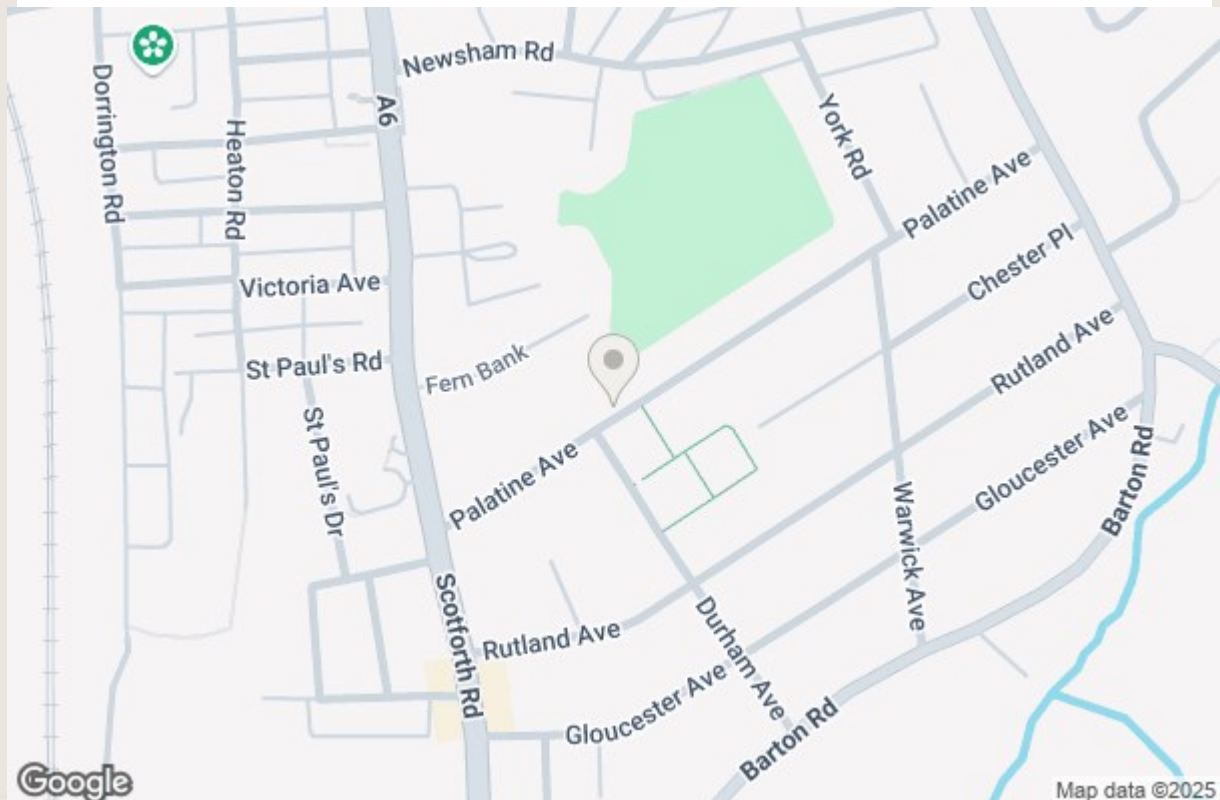
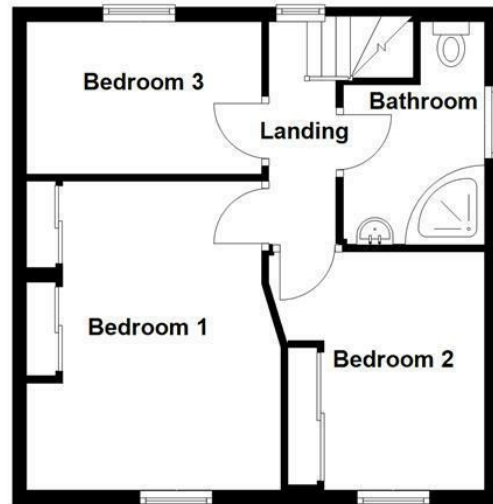
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# Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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 energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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