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ESTATE AGENTS

16 Ellwood Square, Lancaster, LA1
3RX

16, Ellwood Square, Lancaster

The property at a glance 4 2 1

- Exquisite Semi-Detached Property
- All Appliances Included!
- Four Bedrooms/Three Bathrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking For 2 Cars
- Freehold
- Council Tax Band: C
- EPC Rating: B

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01524 889000
lancaster@rbestateagents.co.uk
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£290,000

Get to know the property



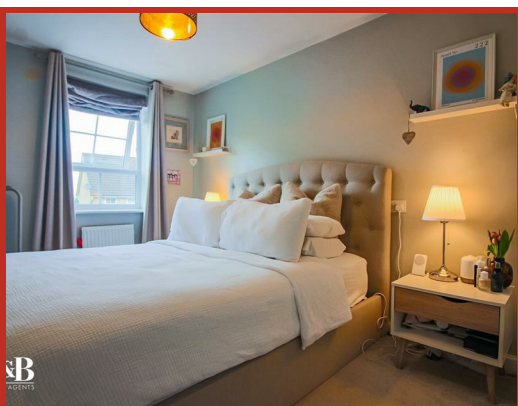
Welcoming to the market this immaculately presented home, recently updated to the highest standard throughout, with a thoughtfully designed layout and stylish decoration. This idyllic four bedroom, three bathroom semi-detached property is situated in a desirable location of Lancaster, a stones throw away from the city centre.

Inside you will find high quality appliances, stunning fitted blinds and Symphony fitted wardrobes, all will remain in the property. Also included in this property for your piece of mind are a ring door bell as well as security camera to the rear and a motion sensor spotlight. The spacious reception room serves as the heart of the home, providing ample space for relaxation and entertaining guests.

Double doors from the reception room lead you into the enclosed garden, offering a private outdoor space for al-fresco dining or for hosting summer barbecues. Additionally, the property includes parking for two vehicles, a rare find in such a convenient location.

Situated only a 5-minute walk from Williamson Park and a 15-minute walk from the city centre, residents can enjoy the beauty of nature, while still being within easy reach of local amenities! This property benefits from many amenities, Cafes & Restaurants, Supermarkets, Lancaster Royal Infirmary and Grammar Schools this property offers convenience and easy access to everything you might need! Another benefit is the excellent transport links from the city: M6 motorway via the A6, Lancaster Bus Station, Lancaster Train Station as well as the Cycle Routes taking you to Lancaster University or Morecambe Bay.

Don't miss out on the opportunities to make this property your home! For further information or to arrange a viewing please contact our office on 01524 889000.





Ground Floor

Entrance Hall

3.91m x 2.08m (12'10" x 6'10")

Composite double glazed frosted entrance door, upright central heating radiator, smoke alarm, storage cupboard, doors to reception room, kitchen, WC and stairs to first floor.

WC

1.50m x 0.94m (4'11" x 3'1")

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, extractor fan, granite effect PVC panel elevation and lino flooring.

Kitchen

4.17m x 2.41m (13'8" x 7'11")

UPVC double glazed window, heated towel rail, range of mixed wall and base units with wood effect worktops, one and a half bowl stainless steel sink and drainer with high spout spring mixer tap, Zanussi electric oven with four ring gas hob and extractor hood, microwave, space for fridge freezer, plumbing for dishwasher and washing machine, boiler, extractor fan and tiled effect lino flooring.

Reception Room

5.59m x 4.60m (18'4" x 15'1")

Central heating radiator, TV point, under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

4.67m x 1.98m (15'4" x 6'6")

Central heating radiator, over stairs storage, smoke alarm, doors to four bedrooms and family bathroom.

Bedroom One

3.23m x 2.51m (10'7" x 8'3")

UPVC double glazed window, upright central heating radiator, fitted wardrobes and door to en suite.

En Suite

2.51m x 1.30m (8'3" x 4'3")

Heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower in enclosure, extractor fan, part tiled elevation, part granite effect PVC panel elevation and tile effect lino flooring.

Bedroom Two

3.63m x 2.51m (11'11" x 8'3")

UPVC double glazed leaded window, central heating radiator and loft access.

Bedroom Three

3.63m x 2.01m (11'11" x 6'7")

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

Bedroom Four

2.39m x 2.01m (7'10" x 6'7")

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

Bathroom

2.51m x 1.68m (8'3" x 5'6")

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower and rinse head, extractor fan, part tiled elevations, part granite effect PVC elevations and tiled effect lino flooring.

External

Front

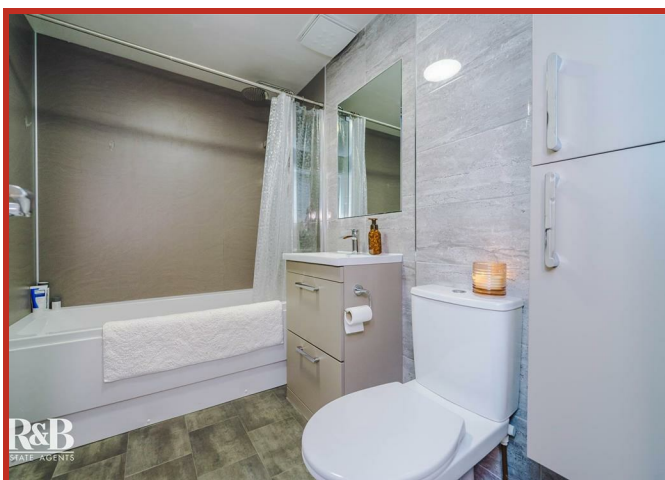
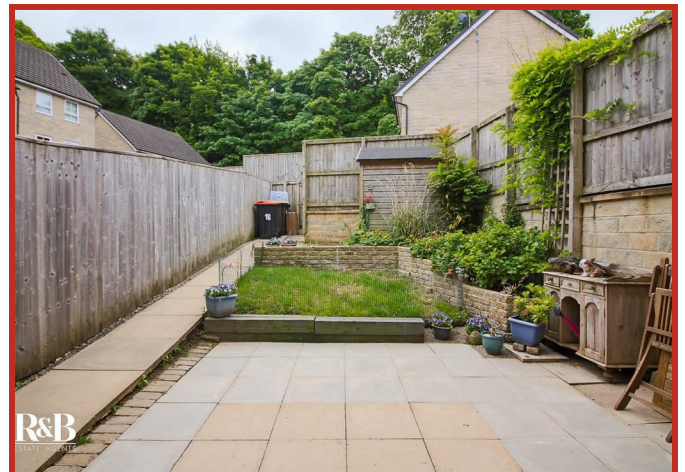
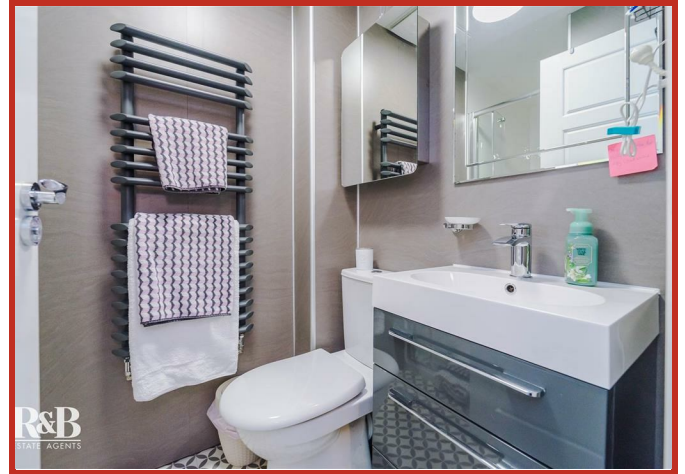
Double block paved drive.

Rear

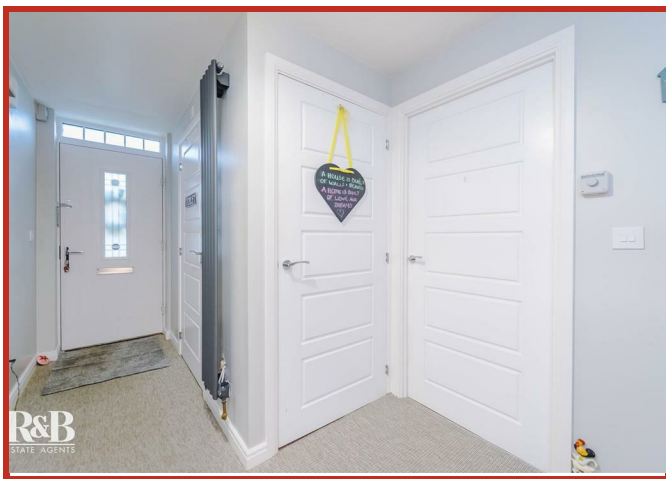
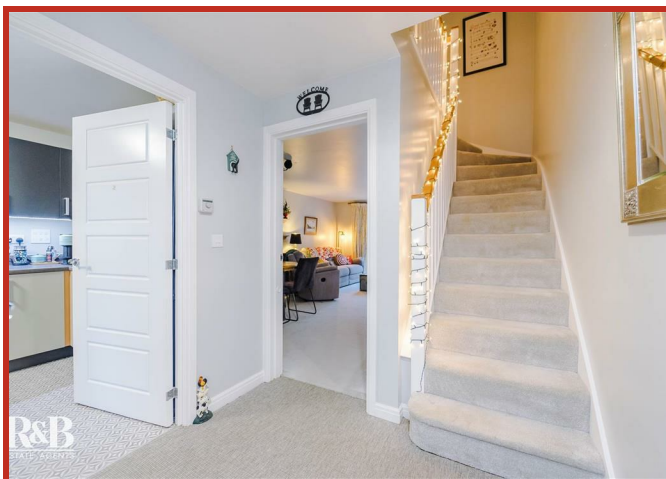
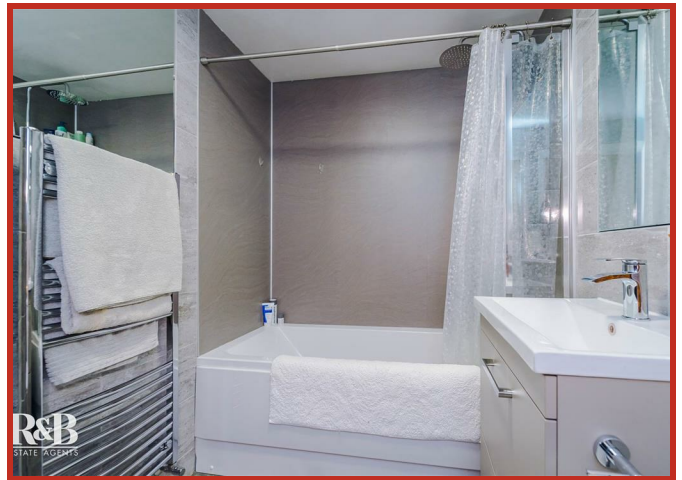
Enclosed laid to lawn garden, paving, bedding area and timber storage shed.



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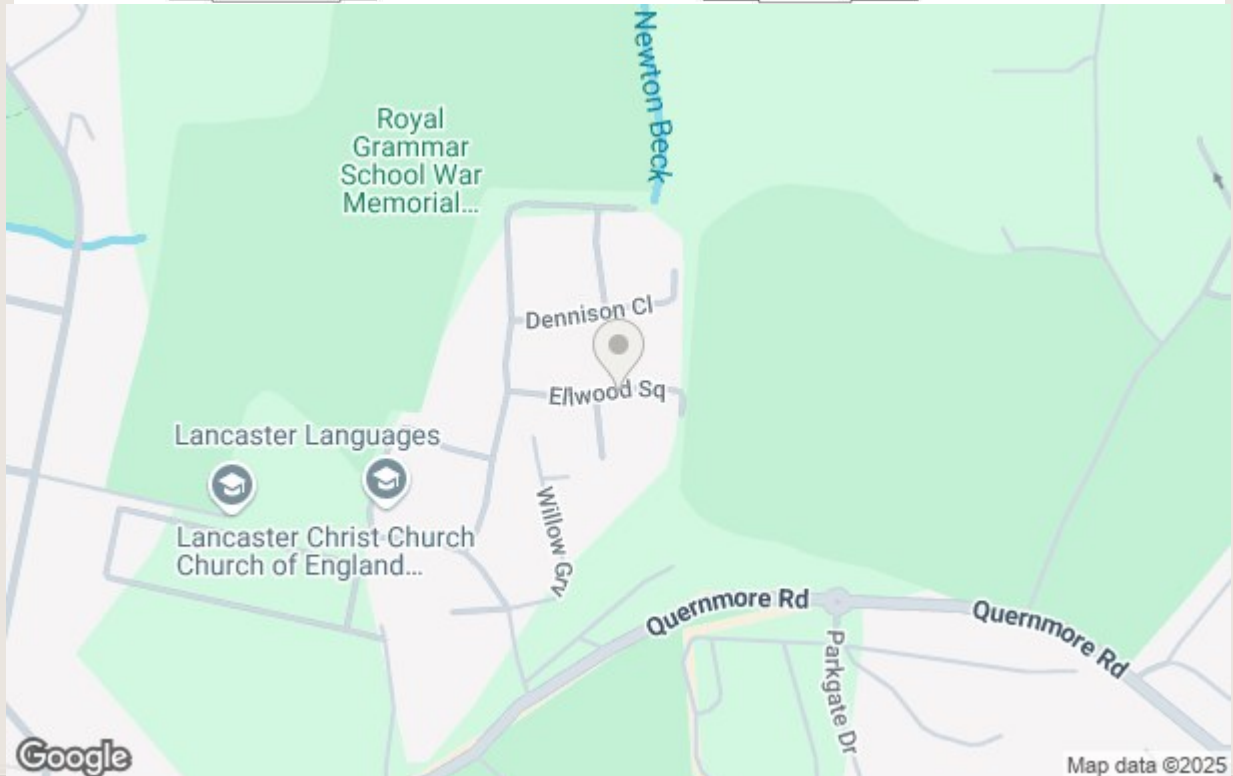
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
85	96
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (65-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (65-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC	