



**R&B**

9 Ellwood Square, Lancaster, LA1  
3RX

9, Ellwood Square, Lancaster

## The property at a glance 4 2 2

- Semi Detached Property
- Four Bedrooms
- Three Bathrooms
- One Reception Room
- Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band: D
- EPC Rating: B

**R&B**  
ESTATE AGENTS

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**£310,000**



# Get to know the property



## SPACIOUS FOUR-BEDROOM FAMILY HOME SET OVER THREE FLOORS

Welcome to this charming semi detached house located in the desirable Ellwood Square, Lancaster. This modern property, built in 2016, offers a generous living space of 1,195 square feet, making it an ideal home for a growing family.

As you step inside, you will find a neutrally finished interior that provides a blank canvas for your personal touch. The house is thoughtfully arranged over three floors, featuring four well-proportioned bedrooms. One of these bedrooms can easily be transformed into an additional reception room, providing flexibility to suit your lifestyle needs.

The heart of the home is the open plan kitchen and living room, which creates a warm and inviting atmosphere for family gatherings and entertaining guests. The design promotes a seamless flow between cooking and relaxation, making it perfect for modern living.

The property also boasts three bathrooms, ensuring convenience for all family members. The easy maintenance external mean you can spend less time on upkeep and more time enjoying your new home and its surroundings. The house also benefits from an abundance of sunlight due to its south facing position, sunlight shines on the front of the house in the morning and the rear garden in the afternoon.

Situated in a popular location, this house is close to excellent schools such as Lancaster Royal Grammar School, Christchurch Primary School and Cumbria University with its excellent sports complex offering Football pitch, Basketball and Tennis courts. Five minutes drive away is Lancaster City Centre, where you can enjoy the benefits of many amenities such as supermarkets, cafes, restaurants and shops, transport links such as Lancaster Bus Station and Lancaster Train Station.

With its contemporary design and practical layout, this property is not to be missed. Come and experience the comfort and convenience that Ellwood Square has to offer.





## Ground Floor

### Hall

4.09m x 1.96m (13'5 x 6'5)

Composite double glazed frosted entrance door, central heating radiator, smoke alarm, part tiled flooring, part wood effect flooring, stairs to first floor and doors to kitchen, office, WC and cloakroom.

### WC

1.65m x 0.84m (5'5 x 2'9)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled elevation and tiled flooring.

### Office

2.79m x 1.85m (9'2 x 6'1)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Kitchen

3.91m x 3.05m (12'10 x 10')

Panel wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, stainless steel splash back, space for fridge, plumbing for washing machine, wood effect flooring and open access to reception room.

### Reception Room

3.91m x 3.84m (12'10 x 12'7)

Central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

Central heating radiator, smoke alarm, wood effect flooring, stairs to second floor and doors to two bedrooms.

### Bedroom One

3.91m x 3.07m (12'10 x 10'1)

Two UPVC double glazed windows, central heating radiator, wood effect flooring and door to en suite.

### En Suite

2.13m x 1.50m (7' x 4'11)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower, extractor fan, tiled elevation and tiled floor.

### Bedroom Two

3.91m x 3.53m (12'10 x 11'7)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

## Second Floor

### Landing

Central heating radiator and doors to two bedrooms and bathroom.

### Bedroom Three

3.91m x 3.58m (12'10 x 11'9)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

### Bedroom Four

3.91m x 3.07m (12'10 x 10'1)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

### Bathroom

2.06m x 1.78m (6'9 x 5'10)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap, part tiled elevation and tiled floor.

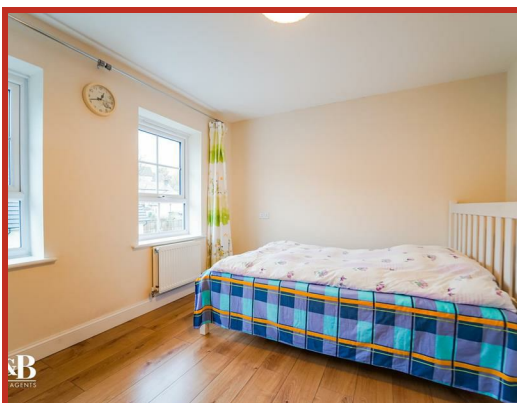
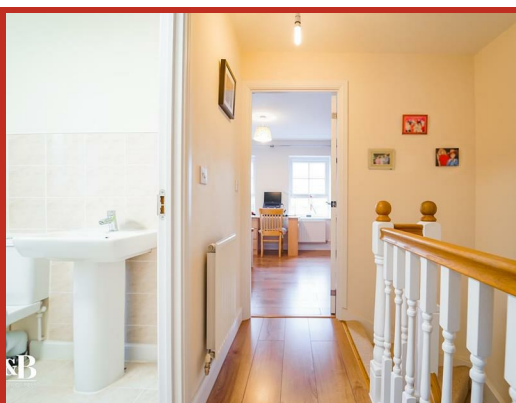
## External

### Rear

Laid to lawn garden, paving and timber shed.

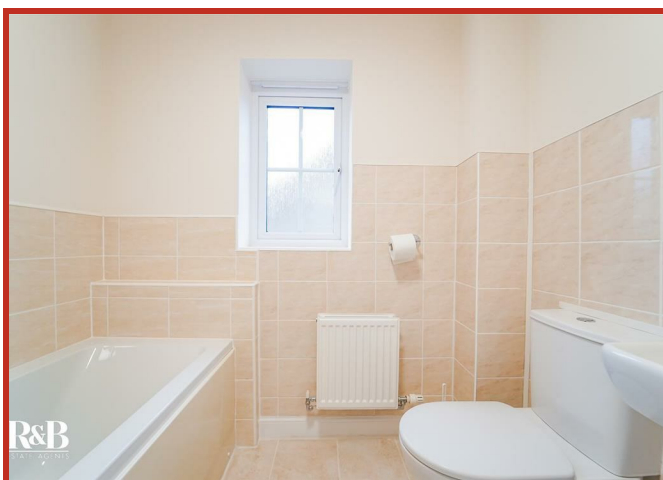
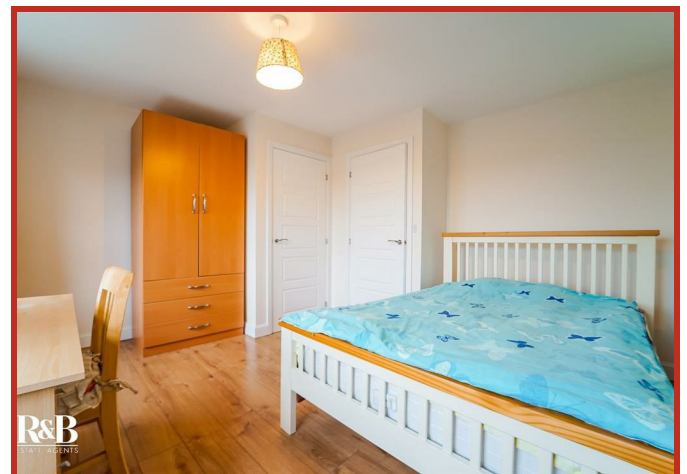
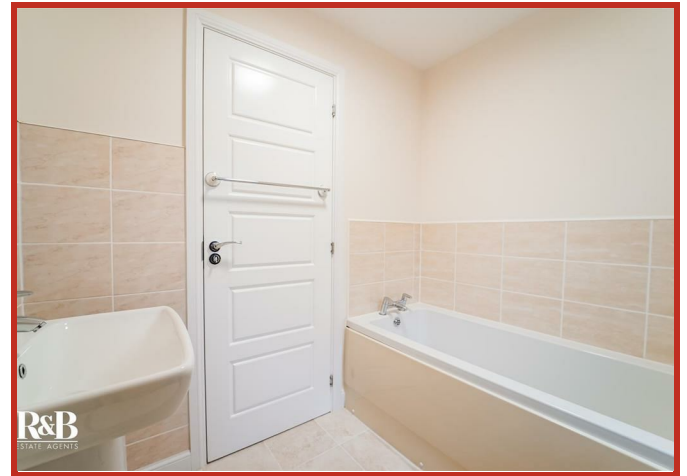
### Front

Laid to lawn garden, mature shrubs and block paved drive.





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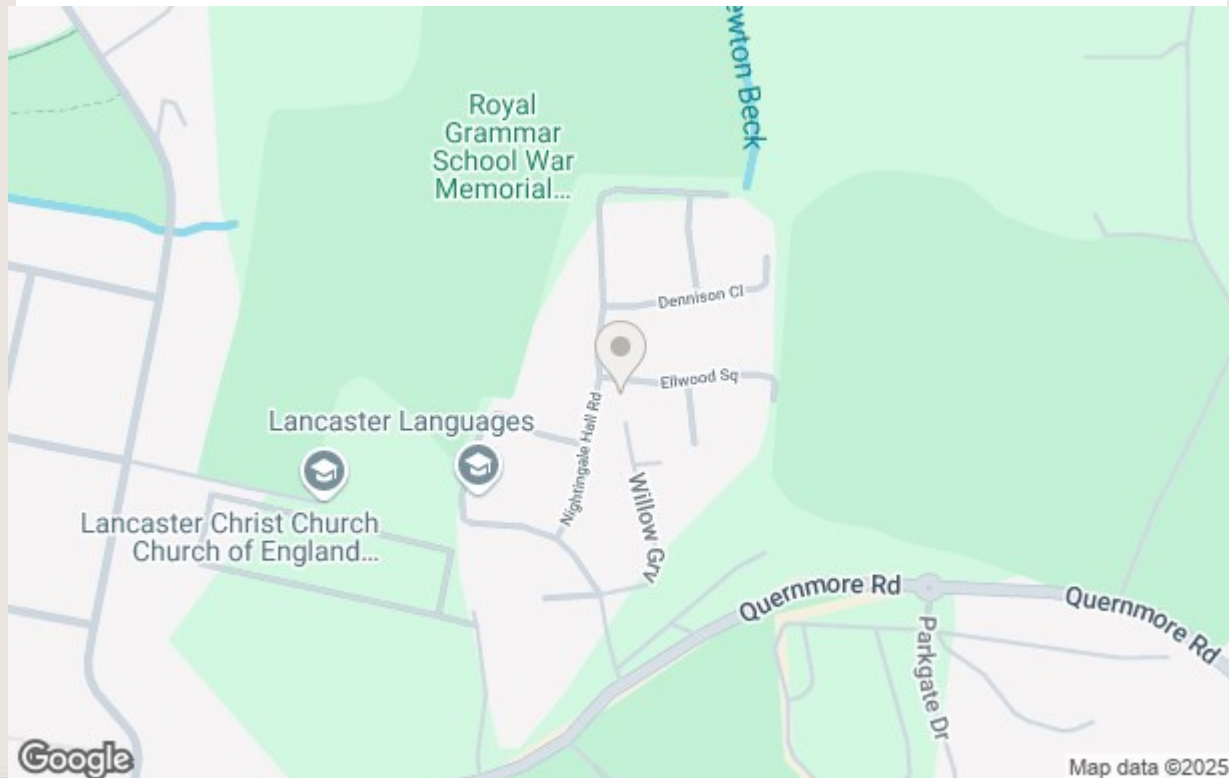
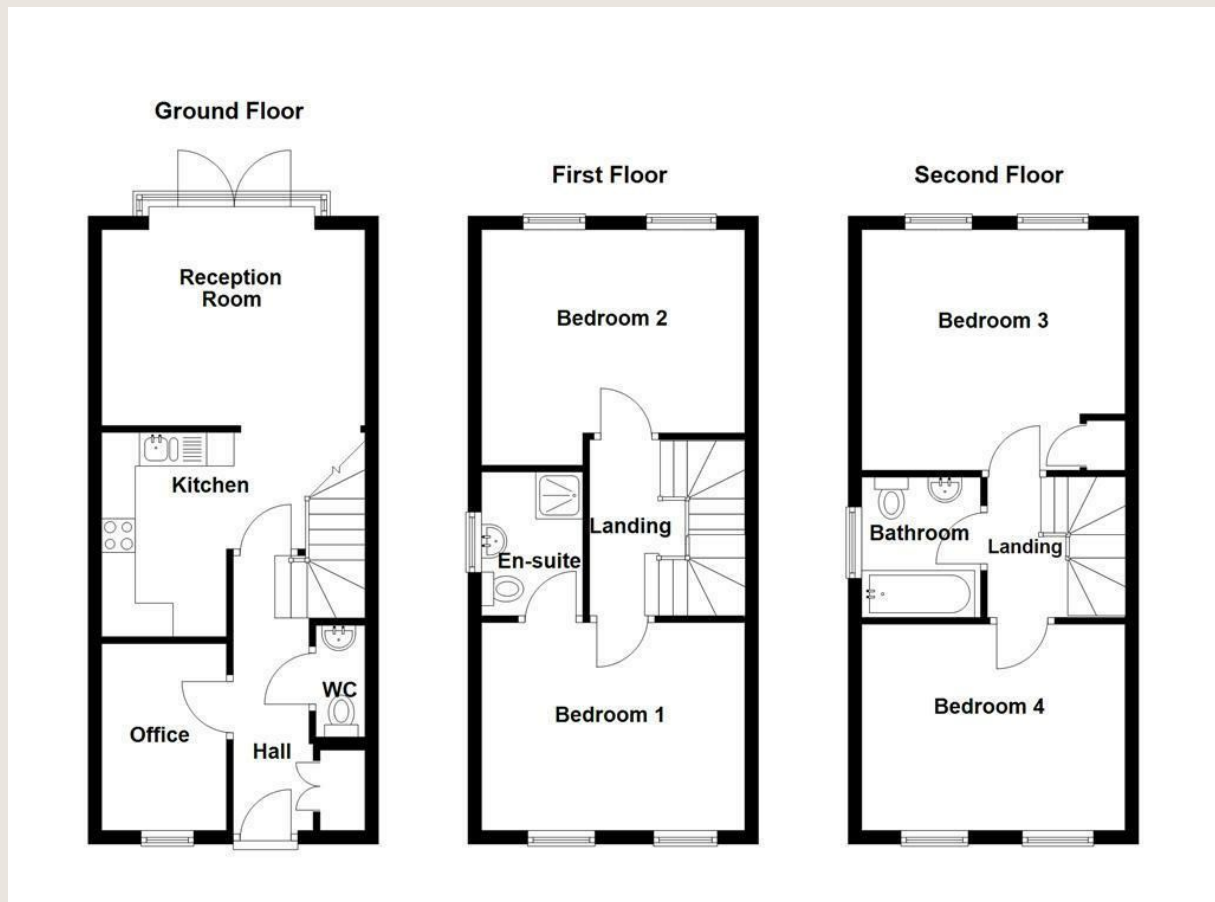
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# Take a nosey round



Energy Efficiency Rating	
Current	Potential
84	94
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (65-80) <b>C</b> (55-64) <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	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (65-80) <b>C</b> (55-64) <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	
England & Wales	