



R&B

26 Albion Street, Lancaster, LA1
1DY

26, Albion Street, Lancaster

The property at a glance 4 1 2

- Mid Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Three Piece Bathroom
- Fitted Kitchen
- Excellent Transport Links
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: E

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbstateagents.co.uk

£180,000

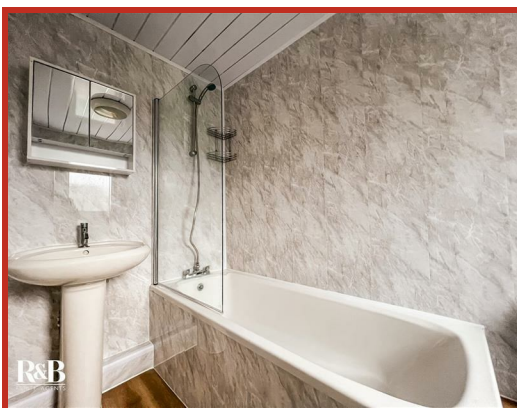
Get to know the property



Nestled in Albion Street, Lancaster, this charming mid-terrace house offers a wonderful opportunity for both families and professionals alike. Set over three well-designed floors, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four bedrooms, this home provides ample space for everyone, whether you require a guest room, a home office, or a children's play area. The layout allows for flexibility, making it easy to adapt the space to suit your lifestyle needs.

The location is particularly appealing, as it is just a 15-minute walk from the city centre, where you can enjoy a vibrant array of shops, cafes, and cultural attractions. Additionally, the excellent transport links make commuting a breeze, effortless M6 motorway access via Caton Road, Lancaster Bus Station and Lancaster Train Station.

This property is just waiting for you to add your own stamp, allowing you to personalise and transform the interiors to reflect your own taste and style. This property presents a fantastic opportunity to create a lovely family home or a stylish city retreat. With its prime location and spacious layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your own.





Ground Floor

Hall

UPVC double glazed frosted door, central heating radiator, ceiling rose, cornice coving, stairs to first floor and doors to two reception rooms.

Reception Room One

2.92m x 2.87m (9'7 x 9'5)

UPVC double glazed window, central heating radiator, ceiling rose, cornice coving, stone hearth and surround and wood mantle.

Reception Room Two

3.76m x 3.10m (12'4 x 10'2)

UPVC double glazed window, central heating radiator, ceiling rose, coving, storage cupboard and door to kitchen.

Kitchen

2.90m x 2.31m (9'6 x 7'7)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated single oven, four ring electric hob, extractor hood, tiled splash back, one and half bowl composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge and door to rear hall.

Rear Hall

Folding door to bathroom and UPVC double glazed frosted door to rear.

Bathroom

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and rinse head and wood effect vinyl flooring.

First Floor

Landing

Central heating radiator, stairs to second floor and door to two bedrooms.

Bedroom One

3.91m x 2.95m (12'10 x 9'8)

UPVC double glazed window, central heating radiator, ceiling rose, coving and storage cupboard.

Bedroom Two

3.86m x 2.29m (12'8 x 7'6)

UPVC double glazed window, central heating radiator and ceiling rose.

Second Floor

Landing

Double glazed Velux window and door to bedroom three and sliding door to bedroom four.

Bedroom Three

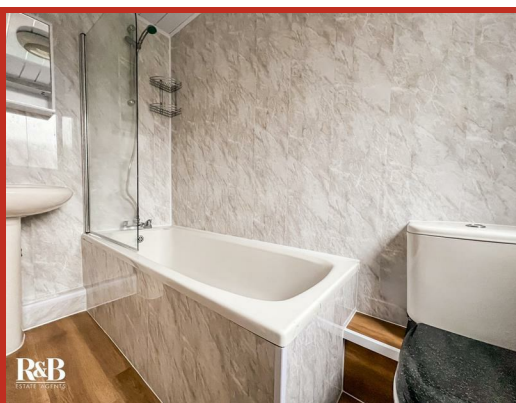
3.76m x 2.24m (12'4 x 7'4)

Hardwood double glazed Velux window, central heating radiator and eaves storage.

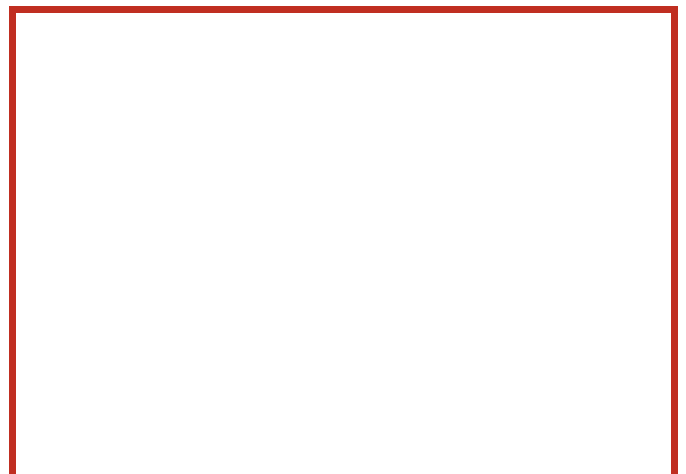
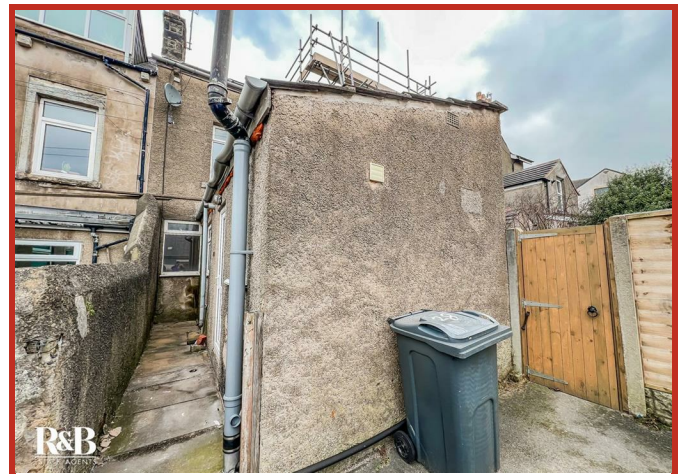
Bedroom Four

2.36m x 2.21m (7'9 x 7'3)

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



26 Albion Street, Lancaster, LA1 1DY



26 Albion Street, Lancaster,
LA1 1DY



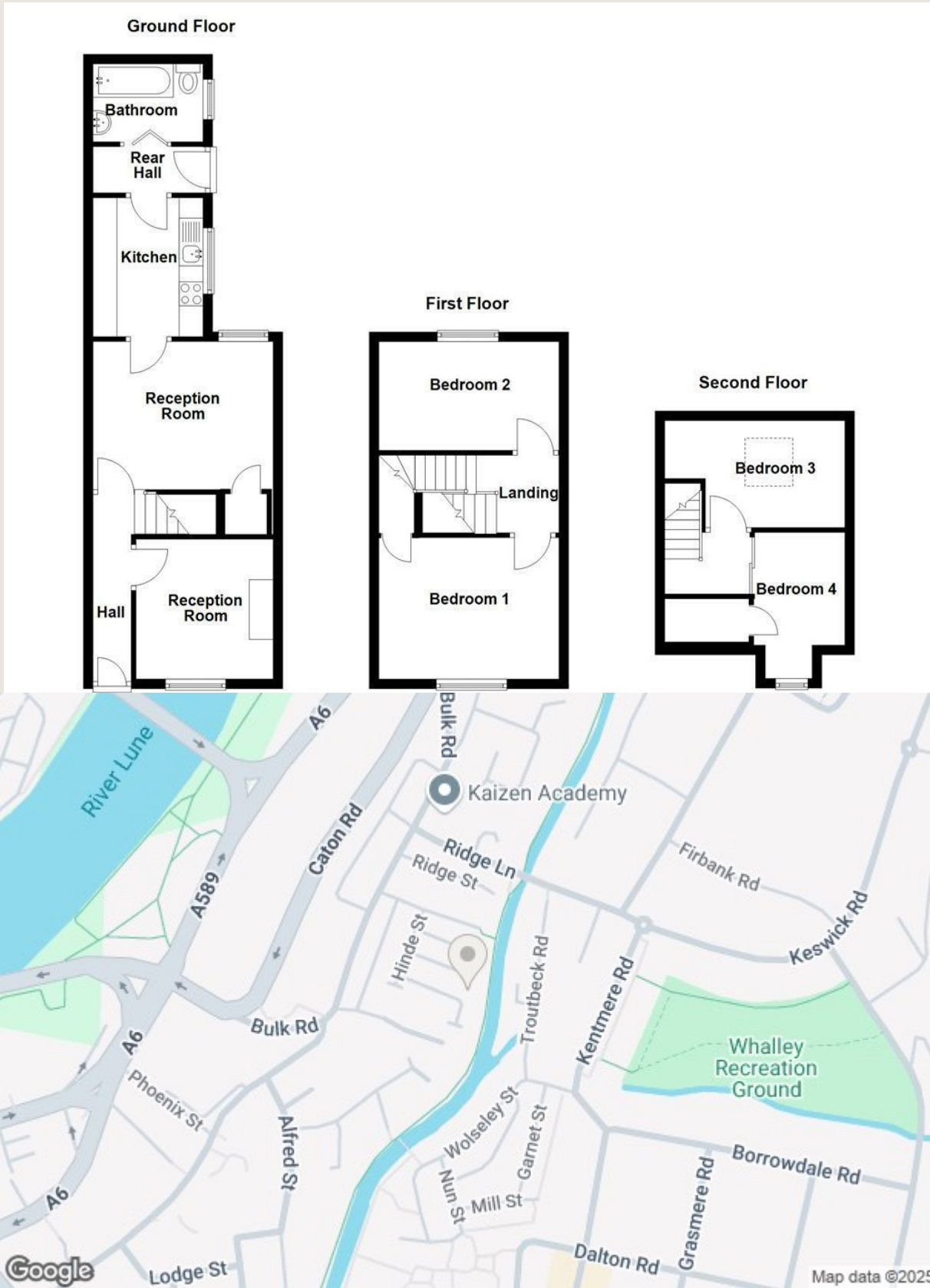
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(65-80) C	53
(55-64) D	
(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	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(65-80) C	53
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	