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56 Adelphi Street, Lancaster,
Lancashire, LA1 4AF

56, Adelphi Street, Lancaster

The property at a glance 2 1 2

- Fantastic Stone Built, End Terrace
- Two Good Size, Double Bedrooms
- Good Size Lounge with Feature Gas Fire
- Stylish, Open Plan Kitchen Diner
- Contemporary Three Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- New Boiler in 2020 & New Roof in 2021
- Delightful, South East Facing Garden
- Tenure: Freehold
- Band: A EPC: D

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£180,000

Get to know the property



Delightful, stone built end terrace offering two double bedrooms and a South East facing rear garden! A superb home for first time buyers or as a buy to let investment - situated in the ever popular area of Bowerham, South Lancaster.

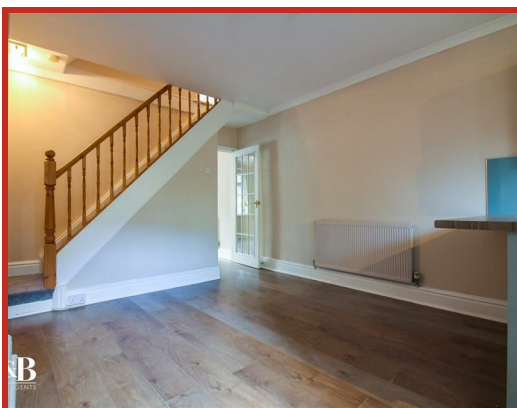
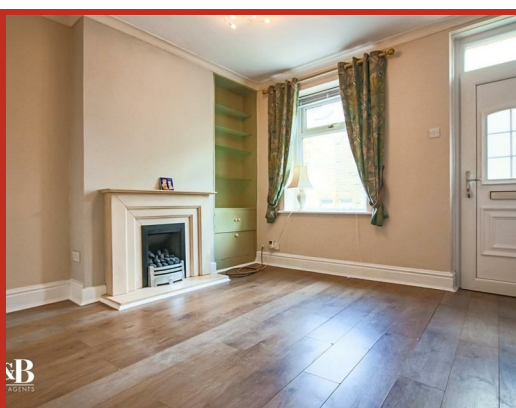
Upon entrance to the property you step into the lounge, a welcoming reception room which features a coal effect gas fire with marble surround and mantelpiece. Continue through the lounge and you find the stunning open plan kitchen diner - a neutrally presented space with grey oak effect flooring and a range of high gloss wall and base units in grey with wood effect worktops to complement, extending to a breakfast bar area. The kitchen also benefits from a range of integrated appliances including oven, hob, extractor hood, fridge and washing machine.

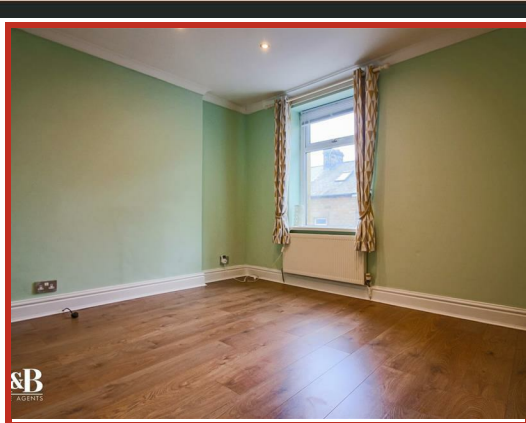
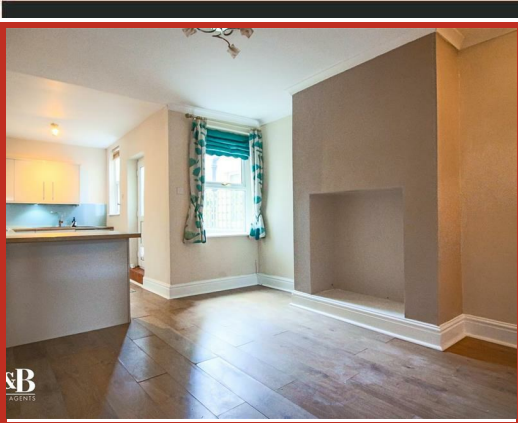
Rooms to the first floor include two double bedrooms and a stunning, contemporary bathroom suite (fitted 2019) comprising bath with wall mounted shower and a combined vanity unit incorporating a concealed cistern WC and wash hand basin. The walls are aqua panelled in a stylish, white granite effect and there is grey oak effect flooring to complement.

Further benefits to the property include double glazing and gas central heating throughout, with the boiler having been installed in 2020, and a new roof having been installed in 2021.

Externally, to the rear elevation there is a fantastic South East facing garden - tiered with patio and gravelled areas, ideal for outdoor seating and dining and is perfect for purchasers wanting a low maintenance outside space.

Situated in a great location for access to a range of amenities including shops, pharmacy, post office, primary and second schools. Lancaster Royal Infirmary, the University of Cumbria and Lancaster University are all within easy reach. Transport links include regular bus services and the M6 motorway, accessed via either junction 33 or 34. Lancaster City Centre and a wider range of amenities are within walking distance.





Reception Room

UPVC entrance door, radiator, UPVC window, coving, living flame gas fire, stone mantel, hearth and surround, integrated shelves and storage, laminate floor.

Kitchen Diner

UPVC windows, radiator, high gloss wall and base units with laminate tops, 4 ring gas hob, single oven, extractor with glass splash back, 1 1/2 composite sink with mixer tap, integrated fridge, freezer and washing machine, panel splash back, under unit lights, laminate flooring, under stairs storage, stairs to first floor.

Landing

Radiator, loft access, coving, two wall lights, laminate floor, doors to bedrooms one and two

Bedroom One

UPVC window, radiator, spotlights, coving, laminate floor.

Bedroom Two

UPVC window, radiator, storage, coving.

Bathroom

Radiator, UPVC window, vanity unit with dual flush WC and sink with mixer, panel bath with mixer, rain shower over bath with rinse head, spotlights, panel ceiling, partially panelled walls, gas towel rail, storage with Ideal boiler, vinyl flooring, integrated mirror with lights.

External Rear

Mature shrubs, pebbled area, patio area.



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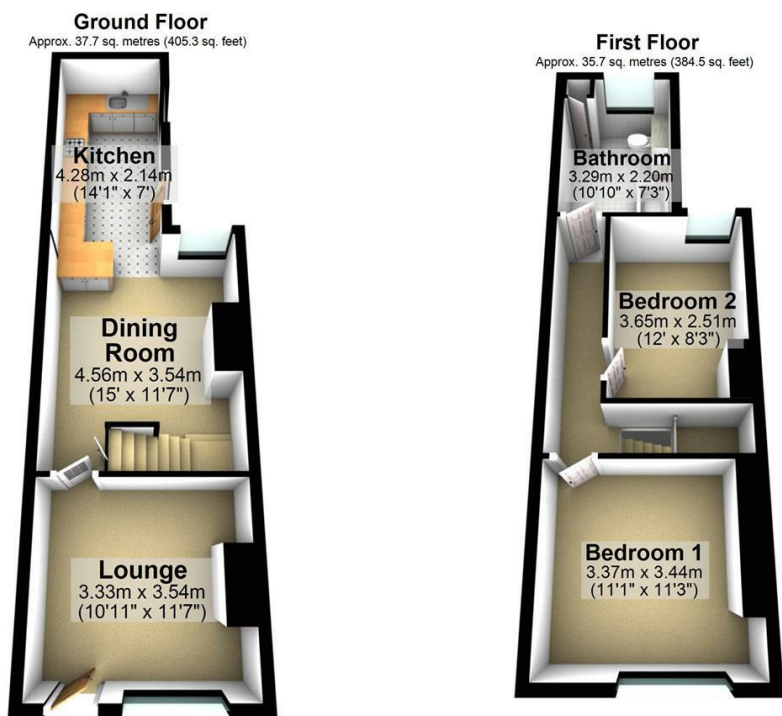
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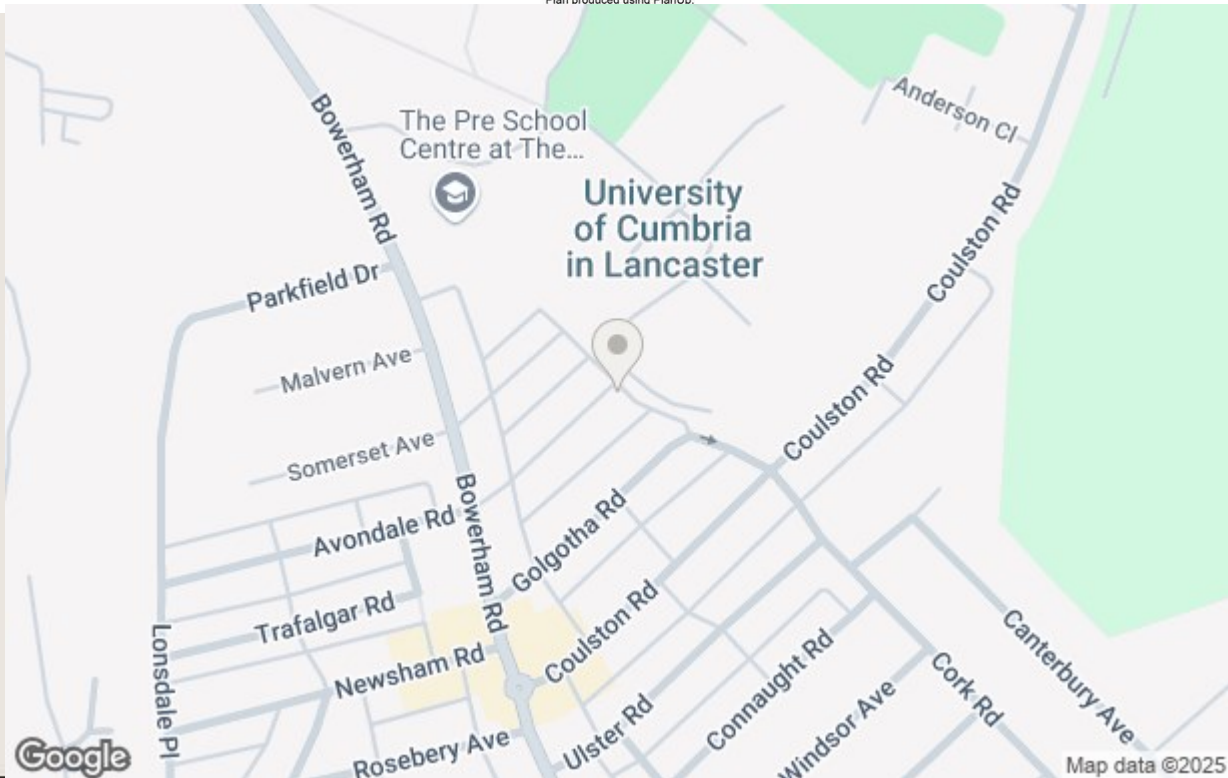
Take a nosey round



Total area: approx. 73.4 sq. metres (789.9 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.

Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			83
			57

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	