



39, Gregson
Road, Lancaster, LA1 3DH

39, Gregson Road, Lancaster

The property at a glance 2 1 1

- Stunning Mid Terrace House
- Two Double Bedrooms
- Generous Lounge Diner
- Stylish, Modern Fitted Kitchen
- Contemporary Shower Room
- Double Glazing & Gas Central Heating
- Large, Enclosed Rear Yard
- Sought After Location close to City Centre

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01524 889000
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£895 PCM

Get to know the property



Stunning, two double bedroom mid terrace situated in a popular residential area of Moorlands, South Lancaster, just a short walk into Lancaster City Centre.

The ground floor offers a stylish fitted kitchen and a generous open plan lounge diner, which is neutrally presented with grey carpets and a feature Inglenook stone fireplace painted in grey. The sleek, modern fitted kitchen offers a range of wall and base units in a light, dove grey gloss with white granite effect worktops, integrated oven and hob, space for fridge and plumbing for washing machine.

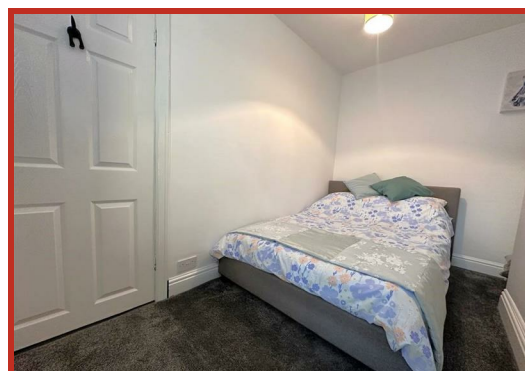
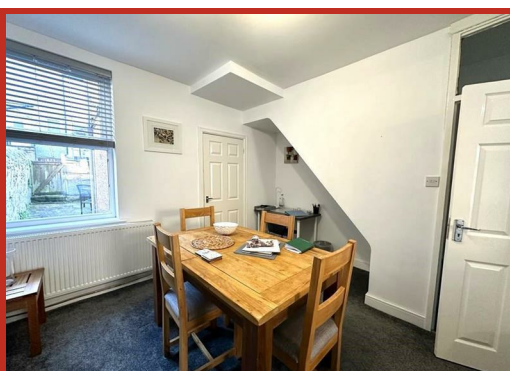
Both bedrooms are to the first floor and are good size double rooms with ample space for bedroom furniture. Also to the first floor is the contemporary bathroom suite comprising of a corner shower cubicle, low flush WC and wash hand basin.

Externally, to the front elevation there is on street parking and to the rear, an enclosed, generously proportioned yard with gated access to the service lane.

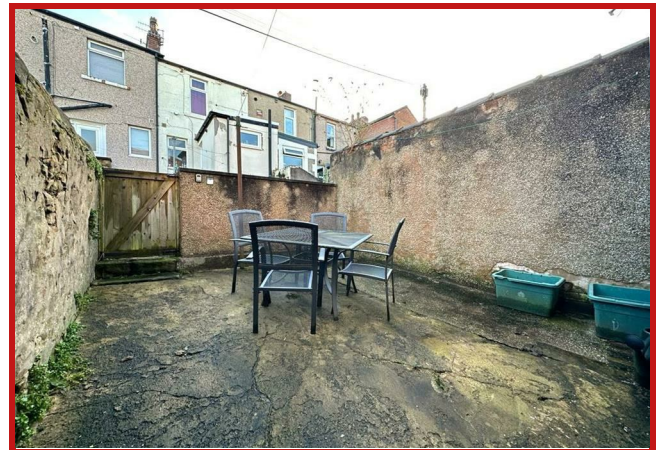
Situated in a great location with nearby convenience store and a wider range of amenities available in Lancaster City Centre which is within walking distance. Lancaster Royal Infirmary and the University of Cumbria also both within easy reach plus a nearby bus route providing links to Lancaster University.

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.



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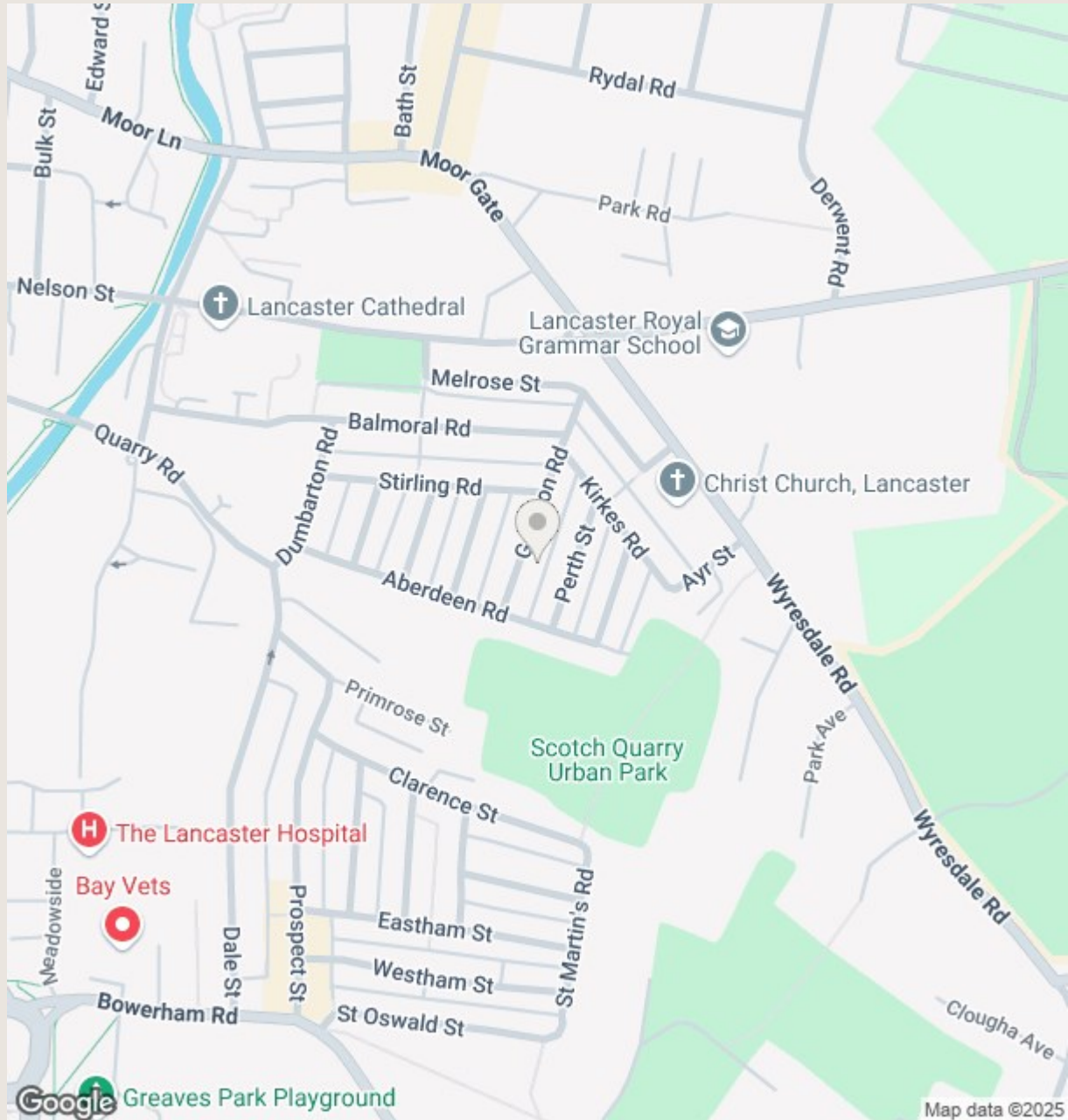
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Take a nosey round



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) 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		