



**R&B**  
ESTATE AGENTS

81, Norfolk  
Street, Lancaster, LA1 2BP

81, Norfolk Street, , Lancaster

## The property at a glance

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Sun Room
- Rear Yard
- Offered With No Chain Delay!
- Tenure: Freehold
- Band: A
- EPC: E



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GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£120,000**

# Get to know the property



Situated in Lancaster on Norfolk Street, this charming mid-terraced house presents an excellent opportunity for both families and investors alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying family time, along with a sun room.

The property is offered with no chain delay, allowing for a smooth and efficient purchase process. Its convenient residential location means that you will be within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

This mid-terraced home combines practicality with potential, making it a wonderful canvas for your personal touch. Whether you are looking to settle down or invest in a promising property, this house on Norfolk Street is certainly worth considering.

## Living Room

UPVC door into living room, radiator, TV point, integrated storage and double doors to dining room.

## Dining Room

Tiled floor, opening to kitchen and stairs to first floor.

## Kitchen

UPVC window, high gloss wall and base units with laminate worktops, double oven in high rise unit, four ring electric hob with extractor, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer, washing machine, cupboard housing boiler, tiled flooring and UPVC door into sunroom.

## Sunroom

Polycarbonate roof and windows.

## First Floor

### Landing

Smoke alarm, doors to bedroom one, three and stairs to second floor

### Bedroom One

UPVC window, radiator and laminate flooring.

### Bedroom Three

UPVC window and laminate flooring.

## Second Floor

### Landing

Door to bathroom and bedroom two.

### Bedroom Three

Velux window and exposed beams.

## Bathroom

Velux window, dual flush WC, pedestal wash basin with mixer tap, P shaped bath with mixer tap, rinse head attachment over bath, extractor fan, fully tiled surround, heat towel rail, laminate flooring and access to under eaves.

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# Take a nosey round

**Ground Floor**

**Sun Room**  
2.99m x 2.79m  
(9'10" x 9'2")

**Kitchen**  
3.43m x 2.79m  
(11'3" x 9'2")

**Dining Room**  
3.19m x 2.46m  
(10'6" x 8'1")

**Living Room**  
3.48m x 3.23m  
(11'5" x 10'7")

**First Floor**

**Bedroom 3**  
3.72m x 1.78m  
(12'2" x 5'10")

**Bedroom**  
3.18m x 3.15m  
(10'5" x 10'4")

**Second Floor**

**Bathroom**

**Bedroom**  
2.00m x 3.23m  
(6'7" x 10'7")

Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
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>		
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