



45, Graham
Street, Lancaster, LA1 4UE

45, Graham Street, , Lancaster

The property at a glance 2 1 1

- Two Bedroom Stone Fronted Terrace
- Ideal Location close to Hospital and town centre.
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Freshly decorated throughout
- On Street parking
- Available Now
- Viewings is a MUST!

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£895

Get to know the property



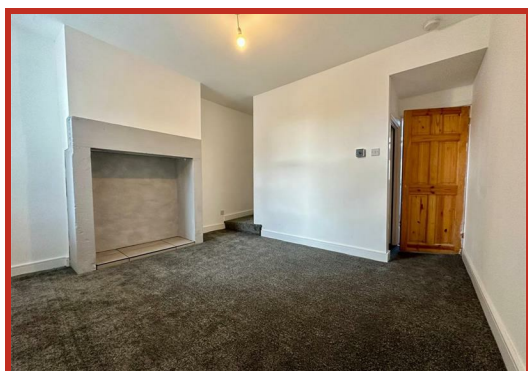
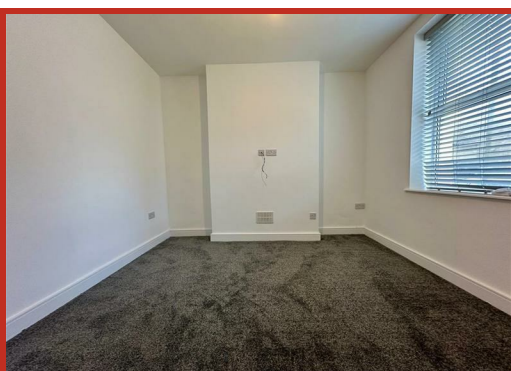
Stone fronted, two bedroom mid terrace property situated in the popular residential area of Greaves, South Lancaster.

Upon entrance to the property you step into the spacious lounge which in turn leads through to the generously proportioned dining room/reception room with a newly fitted kitchen leading off this room, which offers a range of wall and base units with integrated oven and hob, space for fridge freezer and plumbing for washing machine. From the kitchen there is a back upvc door opening out to the rear yard which can be accessed from Vine Street.

Rooms to the first floor include two bedrooms and a three piece shower room comprising shower cubicle, low flush WC and wash hand basin. Further benefits to the property include double glazing and gas central heating.

Externally there is an enclosed yard to the rear with gated access.

Situated in the desirable area of Greaves, South Lancaster, the property is within walking distance of Lancaster City Centre and all its local amenities including shops, schools, post office, bus and train stations. Lancaster Royal Infirmary, Lancaster University and University of Cumbria are also nearby.



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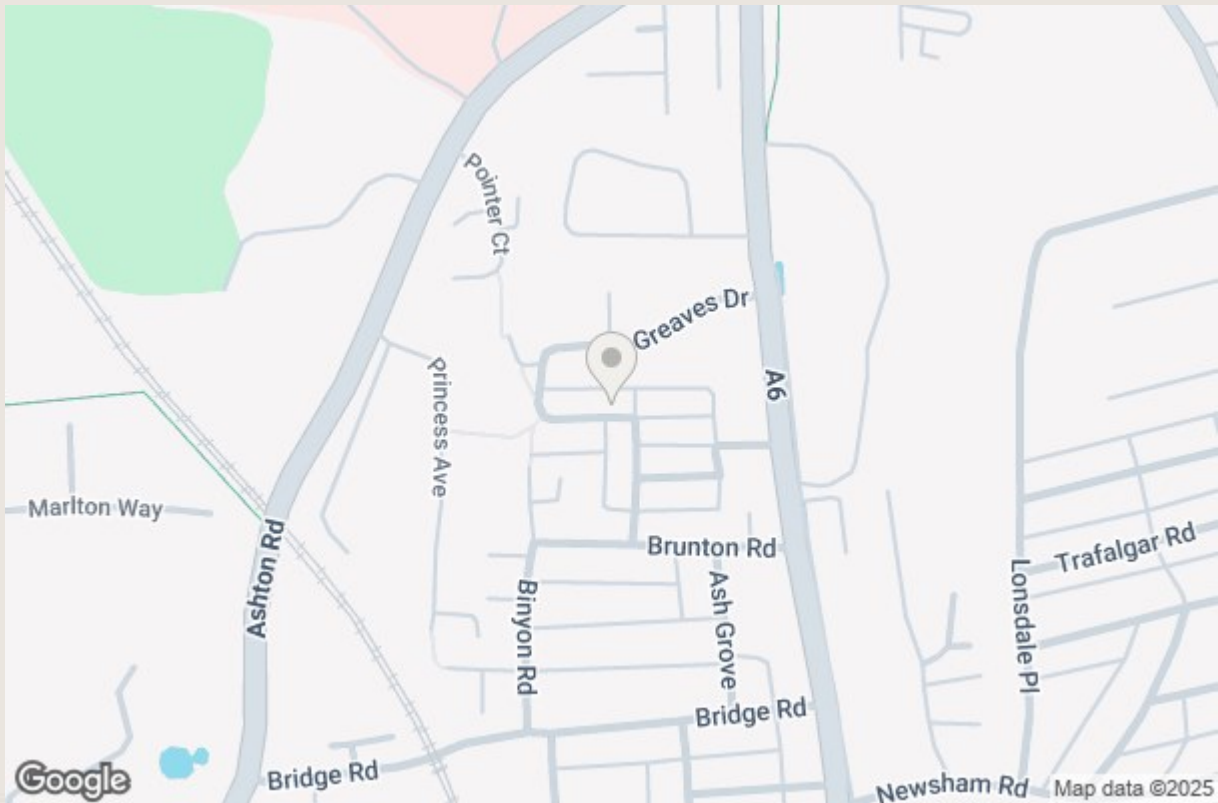
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Take a nosey round



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	90
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		