



R&B
ESTATE AGENTS

35 Greenset Close,
Lancaster, LA1 2PW

35, Greenset Close, Lancaster

The property at a glance

- Charming Semi Detached Property
- Three Bedrooms
- Spacious Lounge
- Kitchen & Bathroom
- Enclosed, Landscaped Rear Garden
- Garage
- Tenure: Freehold
- CTB: A
- EPC: D
- Offered with NO CHAIN



R&B
ESTATE AGENTS

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

£195,000

Get to know the property



Nestled in the sought-after area of Greenset Close, Lancaster, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The spacious lounge serves as the heart of the home, offering a welcoming environment for both entertaining guests and enjoying quiet evenings in.

The landscaped rear garden is a delightful feature, perfect for outdoor gatherings, gardening enthusiasts, or simply unwinding in a tranquil setting. Additionally, the property includes a garage, providing convenient storage or parking options.

Situated in a popular location, this home benefits from excellent transport links, making commuting and accessing local amenities a breeze. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a comfortable space with easy access to the wider area, this semi-detached property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.





Entrance Hall

UPVC door into entrance hall, UPVC windows, radiator, smoke alarm, doors to living room, kitchen and stairs to first floor.

Living Room

Two UPVC windows, two radiator and coving.

Kitchen

Two UPVC windows, radiator, mix of wall and base units with laminate worktops, integrated oven with five ring gas hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for dishwasher and washing machine, vinyl flooring, doors to pantry with space for fridge/freezer, UPVC door to side porch.

First Floor

Landing

UPVC window, radiator, loft access, smoke alarm, thermostat, doors to bedroom one, two, three, bathroom and separate WC.

Bedroom One

UPVC window and radiator.

Bedroom Two

UPVC window and radiator.

Bedroom Three

UPVC window, radiator and built in storage.

Bathroom

UPVC window, radiator, pedestal wash basin with mixer tap, P shaped bath with mixer tap and rinse head attachment, fully tiled surround, storage cupboard housing boiler and vinyl flooring.

Separate WC

UPVC window, dual flush WC and vinyl flooring.

External

Front

Parking for 3 cars, bedded area, access to garage and rear garden.

Rear

Patio area, bedded area, outdoor tap, steps to lower section with laid to lawn.



35 Greenset Close,
Lancaster, LA1 2PW

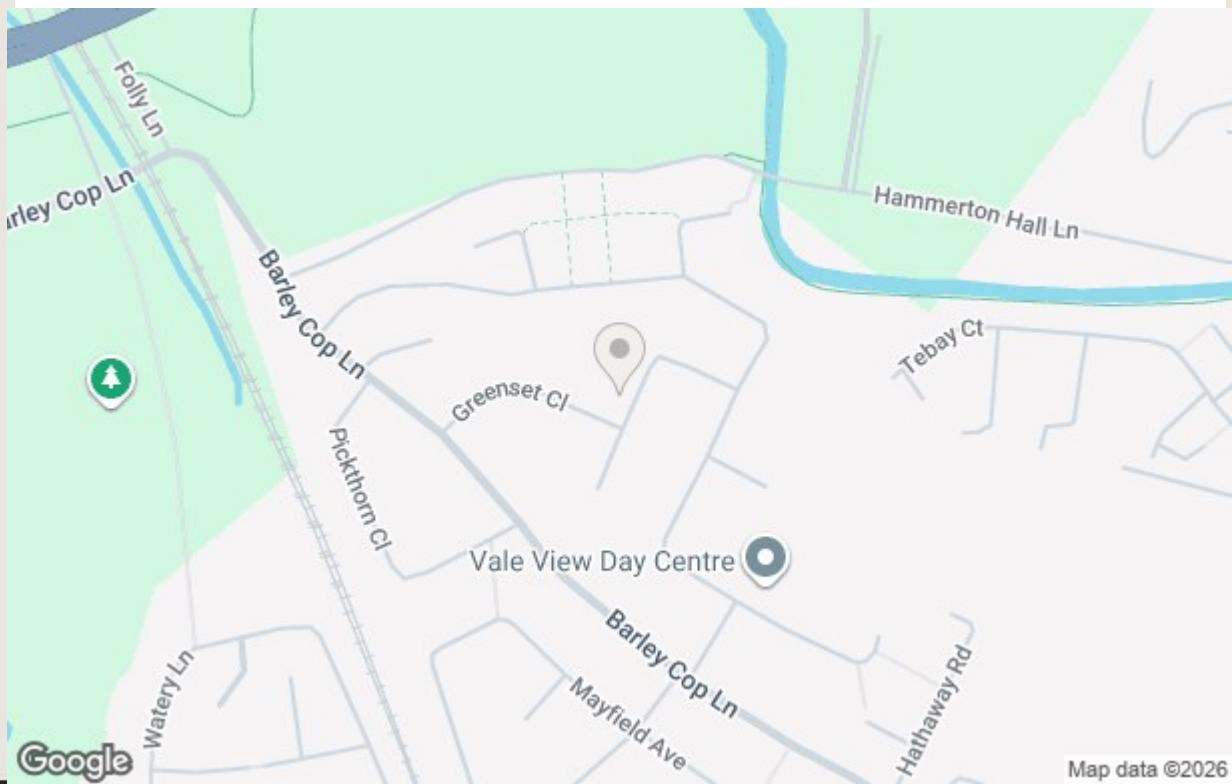
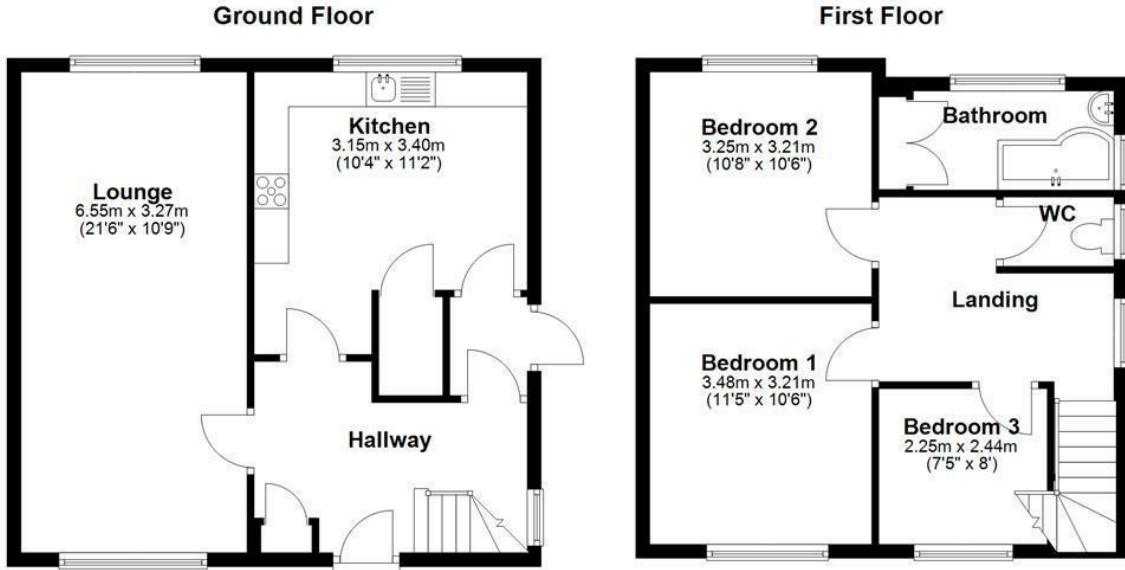


35 Greenset Close,
Lancaster, LA1 2PW



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

Take a nosey round



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D	67	
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC