



**R&B**

27 St. Michael's Gardens,  
Lancaster, LA2 0DD

27, St. Michael's Gardens, Lancaster

## The property at a glance **3** **1** **1**

- Newly Built Detached Property
- Three Bedrooms
- Spacious Lounge
- Kitchen & Dining Space
- Four Piece Bathroom
- Ground Floor WC
- Gardens & Driveway
- Tenure:
- Property Banding:
- EPC:

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
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**£275,000**

# Get to know the property

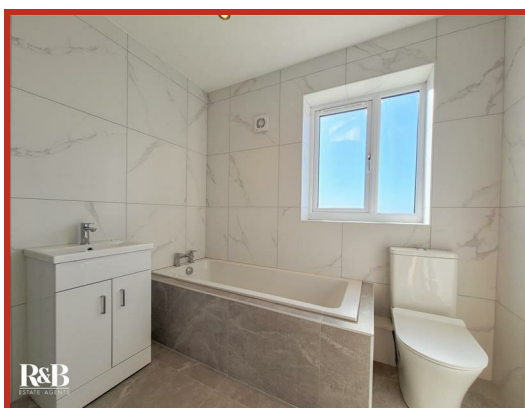
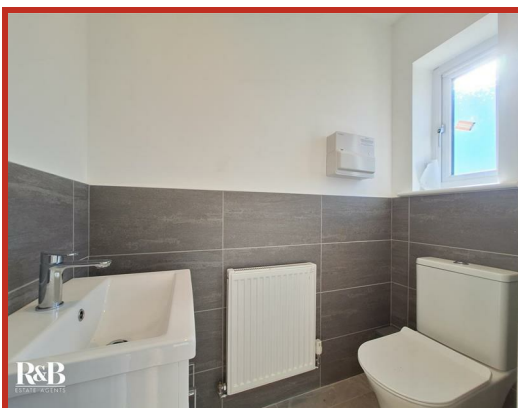


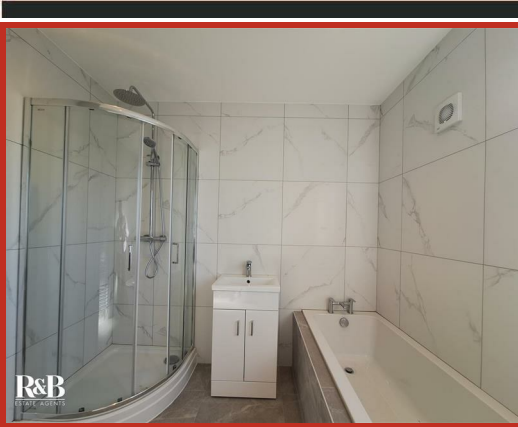
Nestled in the picturesque St. Michael's Gardens, Lancaster, this stunning new build detached house offers a perfect blend of modern living and rural charm. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the impressive open plan kitchen and dining area, which provides a bright and inviting space for both cooking and entertaining.

The ground floor also features a convenient WC, adding to the practicality of the layout. Upstairs, you will find a luxurious four-piece bathroom, designed to offer a relaxing retreat after a long day.

This property benefits from a dedicated parking space for one vehicle, ensuring ease of access. The sought-after rural location enhances the appeal, providing a tranquil environment while still being within reach of local amenities and transport links.

In summary, this detached house in St. Michael's Gardens is a remarkable opportunity for those looking to embrace a modern lifestyle in a serene setting. Don't miss your chance to make this beautiful property your new home.





### **Entrance Hall**

UPVC door into entrance hall, radiator, smoke alarm, alarm controls, doors to living room, kitchen/diner, WC and stairs to first floor.

### **Living Room**

UPVC window, radiator and TV point.

### **Kitchen/Diner**

Radiator, mix of high gloss wall and base units with laminate worktops, integrated oven, four ring gas hob, extractor fan, sink with mixer tap and draining board, space for fridge/freezer, dishwasher and washing machine, spotlights, smoke alarm, tiled flooring and UPVC doors to rear.

### **WC**

UPVC window, radiator, dual flush WC, vanity wash basin with mixer tap, extractor fan, partially tiled surround and tiled flooring.

### **First Floor**

#### **Landing**

UPVC window, radiator, smoke alarm, doors to bedroom one, two, three and bathroom.

#### **Bedroom One**

UPVC window and radiator.

#### **Bedroom Two**

UPVC window and radiator.

#### **Bedroom Three**

UPVC window and radiator.

### **Bathroom**

UPVC window, dual flush WC, vanity wash basin with mixer tap, tiled bath with mixer tap, shower cubicle with direct feed rain shower and rinse head attachment, extractor fan, heated towel rail, spotlights, fully tiled surround and tiled flooring.

### **External**

#### **Front**

Laid to lawn and parking for one car.

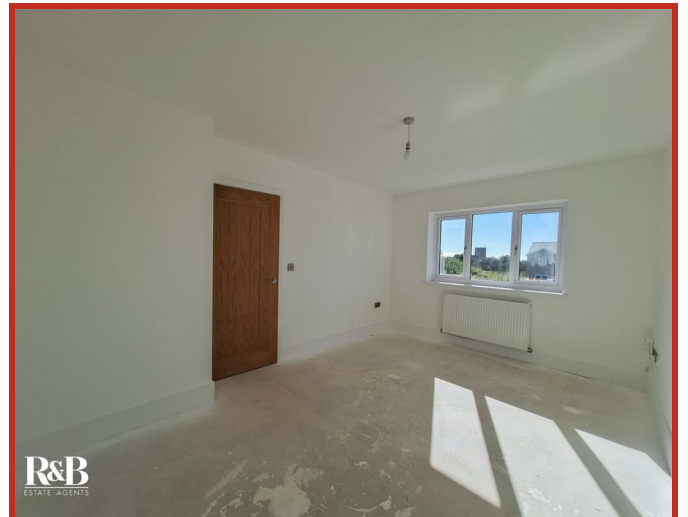
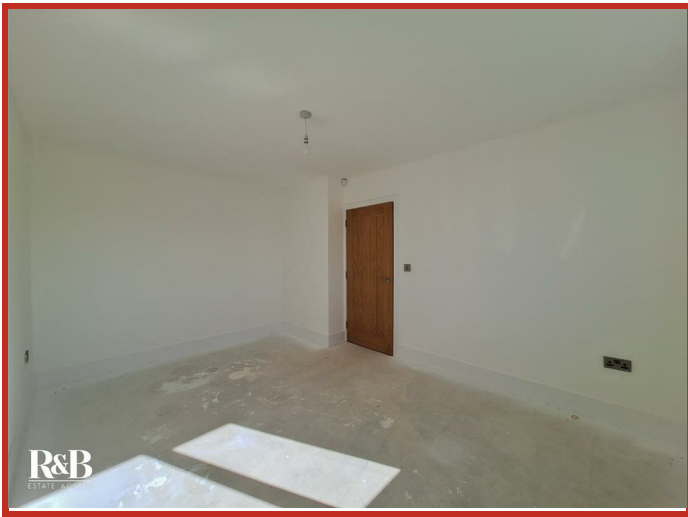
#### **Rear**

Patio area, outdoor tap and laid to lawn.



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# Take a nosey round



Energy Efficiency Rating	
Current	Potential
84	93
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (65-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
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> (65-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	