



R&B

97 Barton Road, Lancaster, LA1
4EN

97, Barton Road, Lancaster

The property at a glance 4 1 2

- Semi Detached Property
- No Chain Delay!
- Four Generous Bedrooms
- Two Reception Rooms
- Large Corner Plot
- Off Road Parking/Garage
- Close to Local Amenities
- Freehold
- EPC: D
- CTB: TBC

R&B
ESTATE AGENTS

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£415,000

Get to know the property

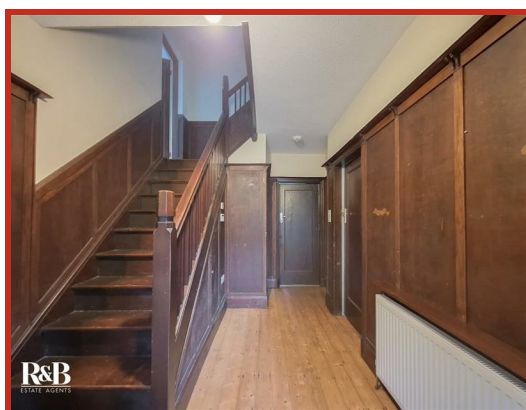


Located on a corner plot on the charming Barton Road in Lancaster, this delightful extended semi detached residence offers a perfect blend of space and comfort, making it an ideal family home. The property boasts four well-proportioned bedrooms, providing ample room for family living or accommodating guests.

The house has been thoughtfully extended, enhancing its living space and creating a welcoming atmosphere. Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children.

One of the standout features of this property is the large side and rear garden, which offers a wonderful outdoor retreat. This expansive garden provides plenty of room for children to play, for gardening enthusiasts to cultivate their green thumbs, or simply for enjoying al fresco dining during the warmer months. The property also benefits from a good sized garage

This stunning family home is not only spacious but also conveniently located, making it an excellent choice for those seeking a blend of comfort and practicality. With its generous living areas and beautiful outdoor space, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.





Entrance Porch

Double doors into entrance porch, tiled flooring, stain glass detail and door into hallway.

Hallway

Smoke alarm, alarm control system, thermostat, real wood flooring, doors to living room, dining room, kitchen and stairs to first floor.

Living Room

UPVC bay window, radiator, coving, picture rail, built in storage cupboard, radiant fireplace, tiled surround, TV point and real wood flooring.

Dining Room

UPVC bay window, radiator, coving, picture rail, built in storage, built in seating area, fireplace with marble surround, wooden mantel and real wood flooring.

Kitchen

UPVC window, mix of wall and base units with laminate worktops, sink with draining board and mixer tap, tiled splash back, space for dishwasher, washing machine, freestanding oven, dryer, fridge/freezer, smoke alarm, wooden flooring, opening to pantry area and UPVC door to rear.

First Floor

Landing

Bedroom One

UPVC window and radiator.

Bedroom Two

UPVC bay window, radiator and picture rail.

Bedroom Three

Two UPVC windows, radiator and coving.

Bedroom Four

UPVC window, radiator and picture rail.

Bathroom

UPVC window, panel bath with mixer tap and rinse head attachment over bath, pedestal wash basin with traditional tap, extractor fan and laminate flooring.

Separate WC

UPVC window, low flush WC and laminate flooring.

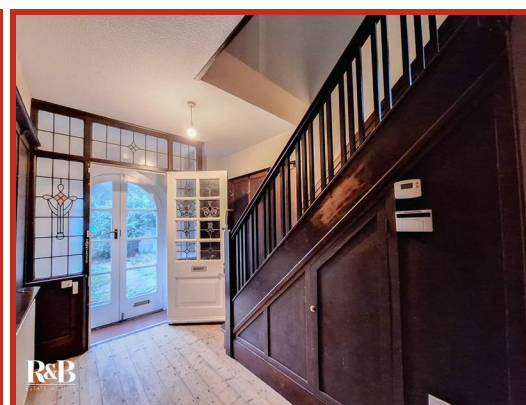
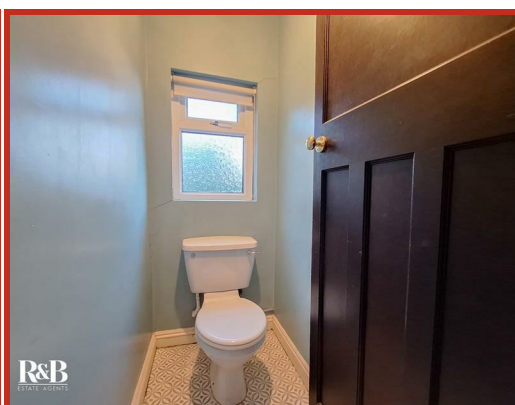
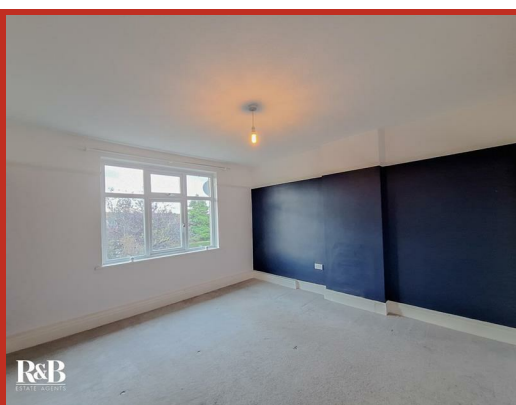
External

Front

Off road parking, laid to lawn, access to rear and garage.

Rear

Patio area, laid to lawn and mature shrubs.



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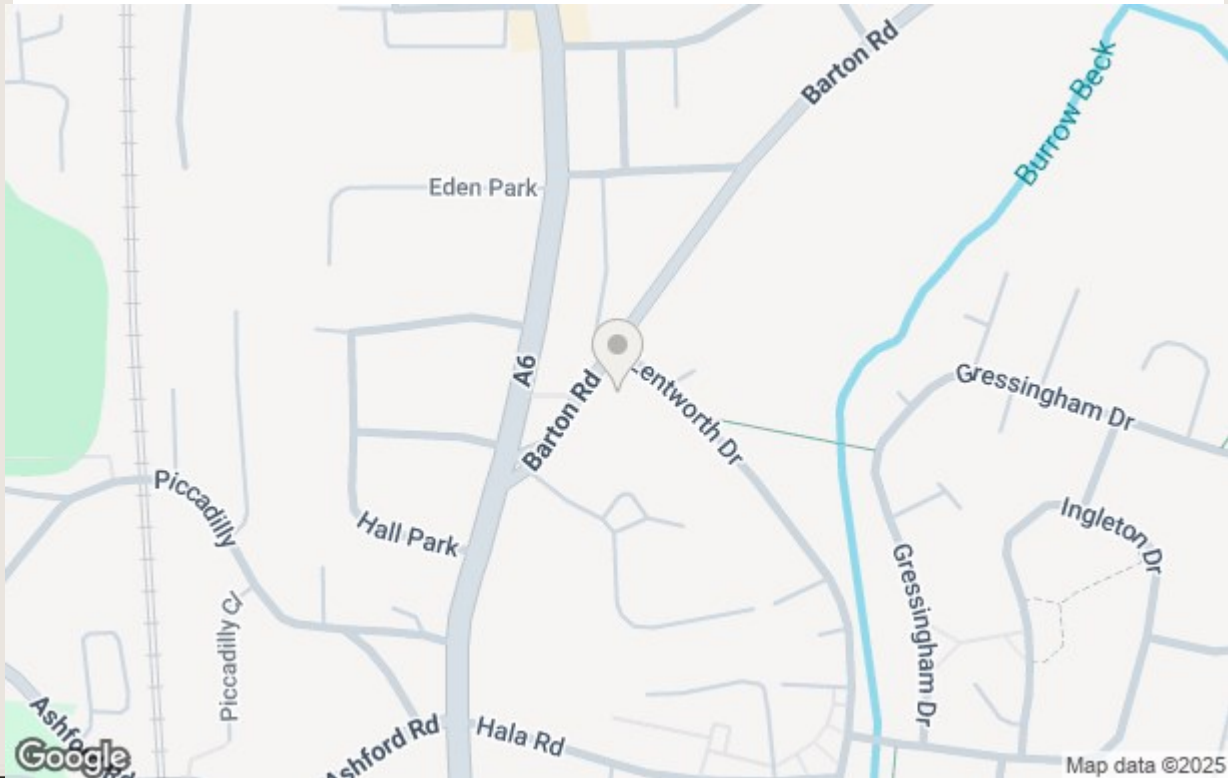
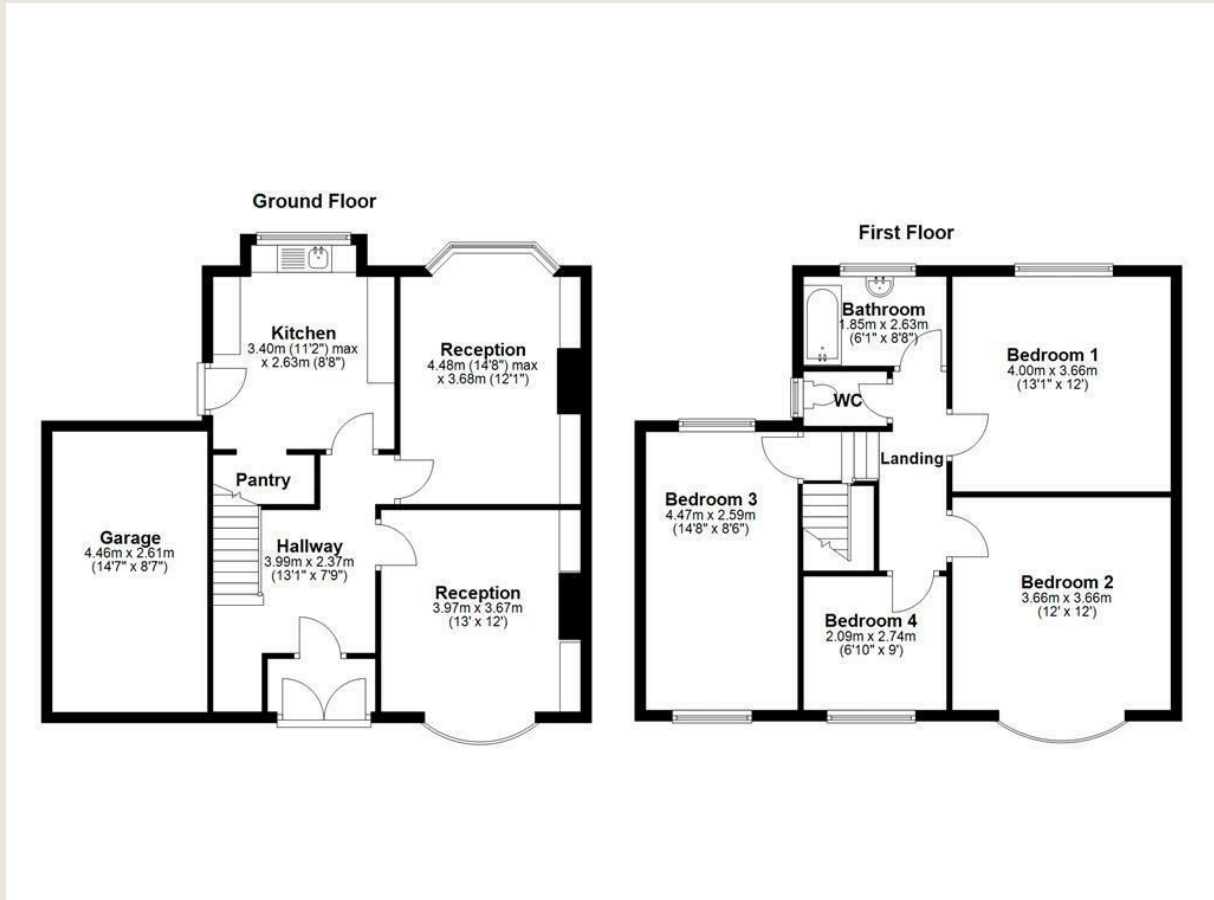
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(65-80) C	65
(55-64) 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	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(81-91) B	
(65-80) C	65
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