



R&B

1 Harewood Avenue, Lancaster,
LA1 4PA

1, Harewood Avenue, Lancaster

The property at a glance 2 1 1

- True Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Quiet Cul-de-Sac Location
- Off Road Parking/Garage
- Close to Local Amenities
- Enclosed Garden & Sunroom
- Freehold
- CTB: C
- EPC: D

R&B
ESTATE AGENTS

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£275,000

Get to know the property



Nestled in the tranquil cul-de-sac of Harewood Avenue, Lancaster, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. With two generously sized double bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertaining. The generous kitchen is well-equipped, making it a joy for any home cook to prepare meals. At the rear of the property, a lovely sunroom overlooks a picturesque cottage garden, creating a serene space to enjoy your morning coffee or unwind after a long day. The garden itself is adorned with a selection of shrubs, creating a lovely outdoor area that enhances the overall charm of the property.

The bungalow also boasts off-road parking and a garage, ensuring that your vehicles are secure and easily accessible. Additionally, the property is conveniently located close to local amenities, providing easy access to shops, schools, and other essential services.

This delightful home combines the charm of bungalow living with the practicality of modern conveniences, making it an ideal choice for those looking to settle in a peaceful yet accessible area of Lancaster. Don't miss the opportunity to make this lovely property your own.





Entrance Porch

UPVC door into entrance porch, tiled flooring and door to hallway.

Hallway

Smoke alarm, loft access, thermostat, doors to living room, kitchen, bedroom one, two, shower room and separate WC.

Living Room

UPVC bay window, radiator, coving, two wall lights, TV point, living flame fireplace with marble surround and wooden mantel.

Bedroom One

UPVC window, radiator and coving.

Bedroom Two

UPVC window, radiator and coving.

Kitchen

Two UPVC windows, mix of wall and base units with beech worktops, integrated oven in high rise unit, four ring gas hob, extractor fan, sink with draining board and mixer tap, tiled splash back, space for washing machine, dishwasher and fridge/freezer, under plinth heating, vinyl flooring and UPVC door to sunroom.

Sunroom

UPVC windows, vinyl flooring and UPVC door to rear.

Shower Room

UPVC window, vanity wash basin with mixer tap, direct feed rain shower and rinse head attachment, extractor fan, partially tiled surround, heated towel rail and vinyl flooring.

Separate WC

UPVC window, dual flush WC, heated towel rail and vinyl flooring.

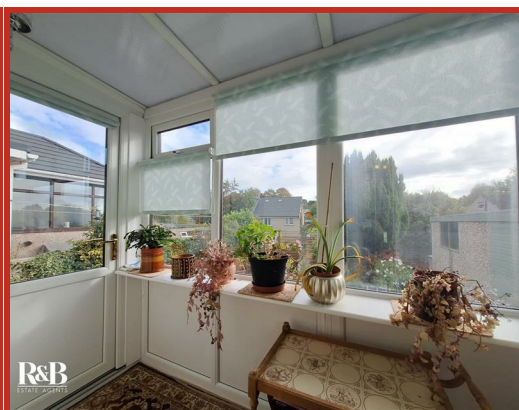
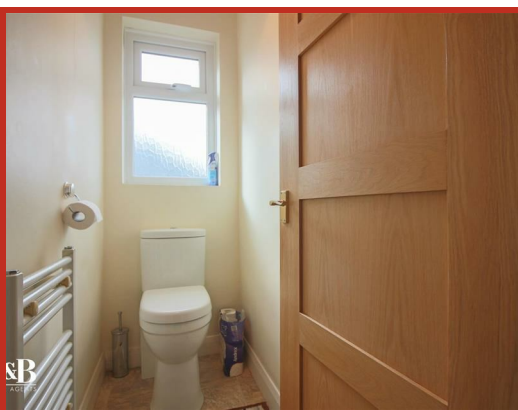
External

Front

Off road parking, paved area, bedded area, access to rear and garage.

Rear

Paved area, bedded area, mature shrubs, outdoor plug, garage with power.



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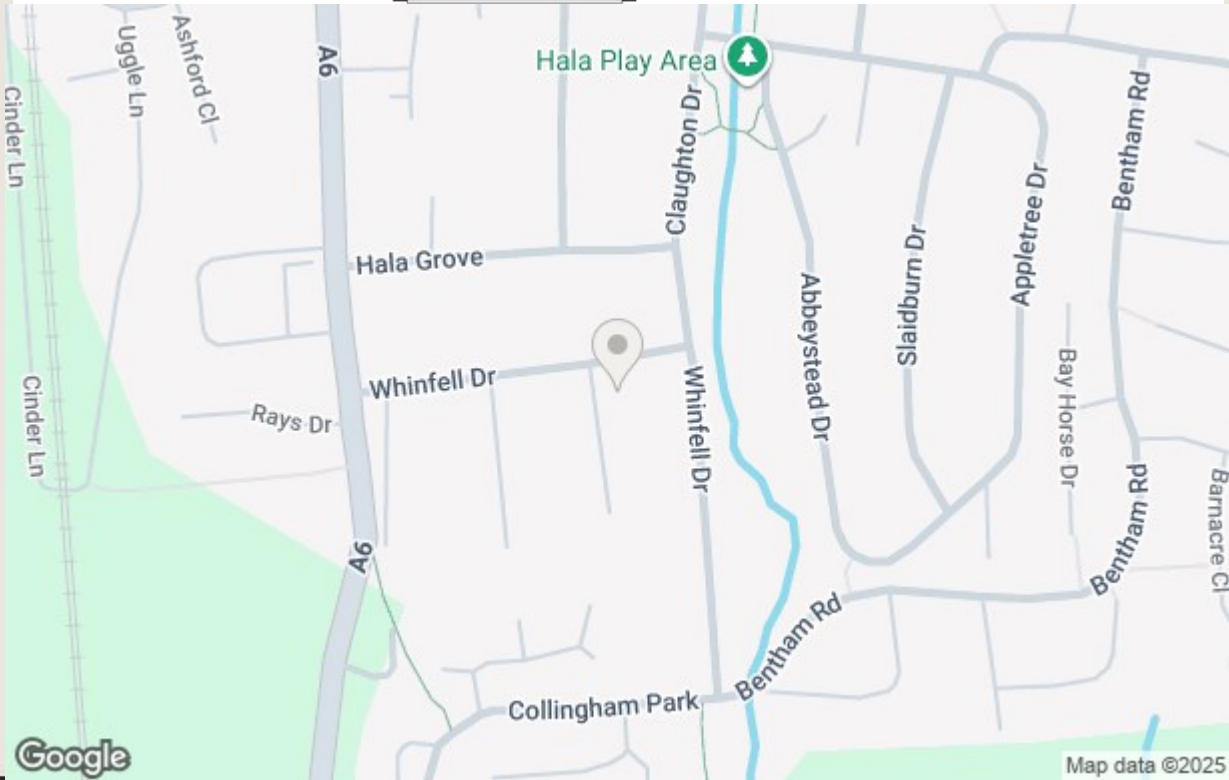
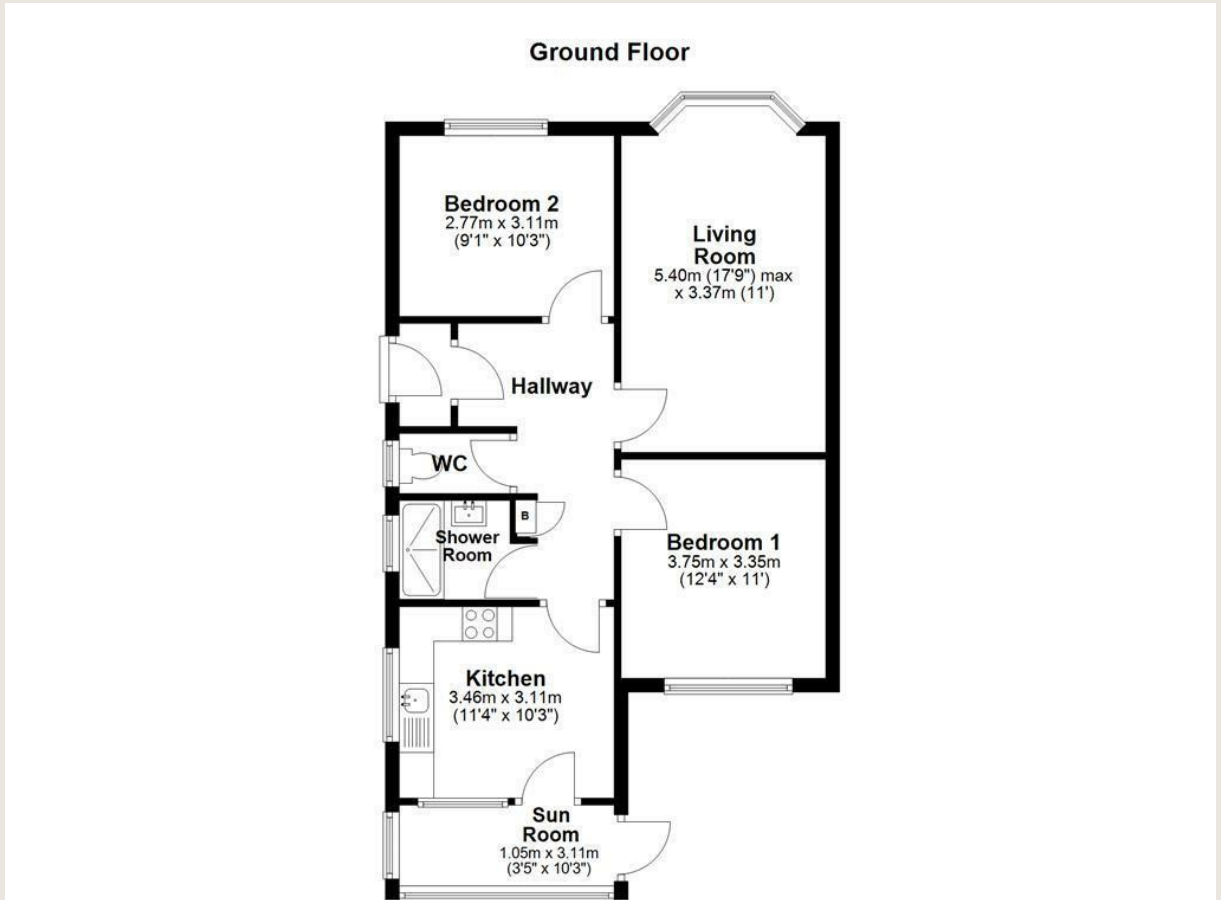
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Take a nosey round



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-64) D	
(49-54) E	
(21-38) F	61
(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			
(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	