

R&B Estate Agents

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The Croft Bailrigg Lane, Bailrigg, Lancaster, Lancashire, LA1 4XP

£2,195 PCM

- Stunning Four Bedroom Period Property
- Three Reception Rooms
- Three Bathrooms & Separate WC
- Ample Off Road Parking
- Delightful Rural Location
- Stylish, Modern Fitted Kitchen
- First Floor Study & Sitting Room
- Cobbled Courtyard & Generous Lawned Gardens
- Garage/Outbuilding
- Close to Galgate & Lancaster City Centre

The Croft Bailrigg Lane, Bailrigg, Lancaster, Lancashire, LA1 4XP

Stunning, four bedroom period property, intertwining classic character features with modern elements, set in a delightful rural location. Boasting generous gardens* and ample off road parking space with large garage/outbuilding block!

To the ground floor, the generously proportioned accommodation briefly comprises three reception rooms each with feature gas fire, WC/cloaks and a sleek, modern fitted kitchen with integrated appliances including fridge freezer, gas hob, oven, microwave and dishwasher. The property has an abundance of period features throughout including wooden panelled walls, exposed ceiling beams and ceiling coving.

Rooms to the first floor include three double bedrooms benefiting from fitted wardrobes/cupboards, a good size single bedroom, study/home office and a summer/sitting room with views over the rear garden. The master bedroom has double doors opening to a fantastic balcony. Also to the first floor are a separate WC and three bathrooms; a traditional four piece bathroom suite, three piece shower room and a stylish, modern four piece bathroom suite.

Externally, there is a cobbled courtyard area, large lawned gardens* and tarmac driveway offering ample off road parking space for several vehicles.

*gardens to be maintained by landlord

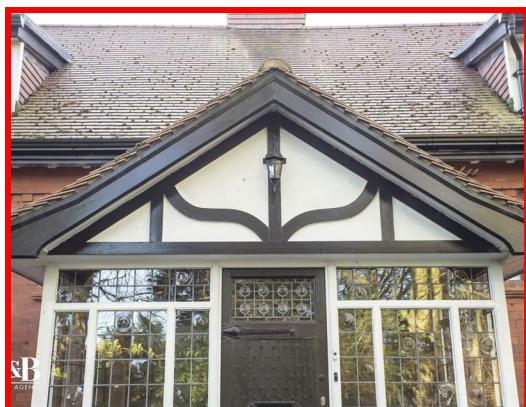
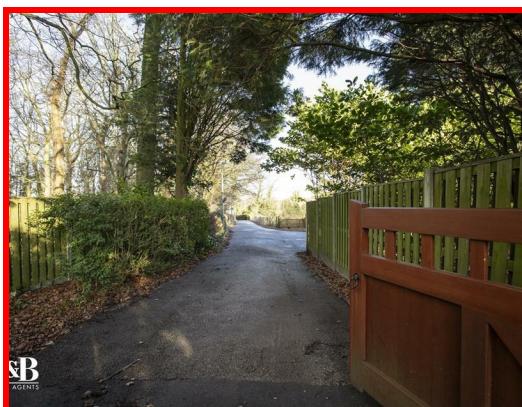
* all utilities are billed directly by landlord

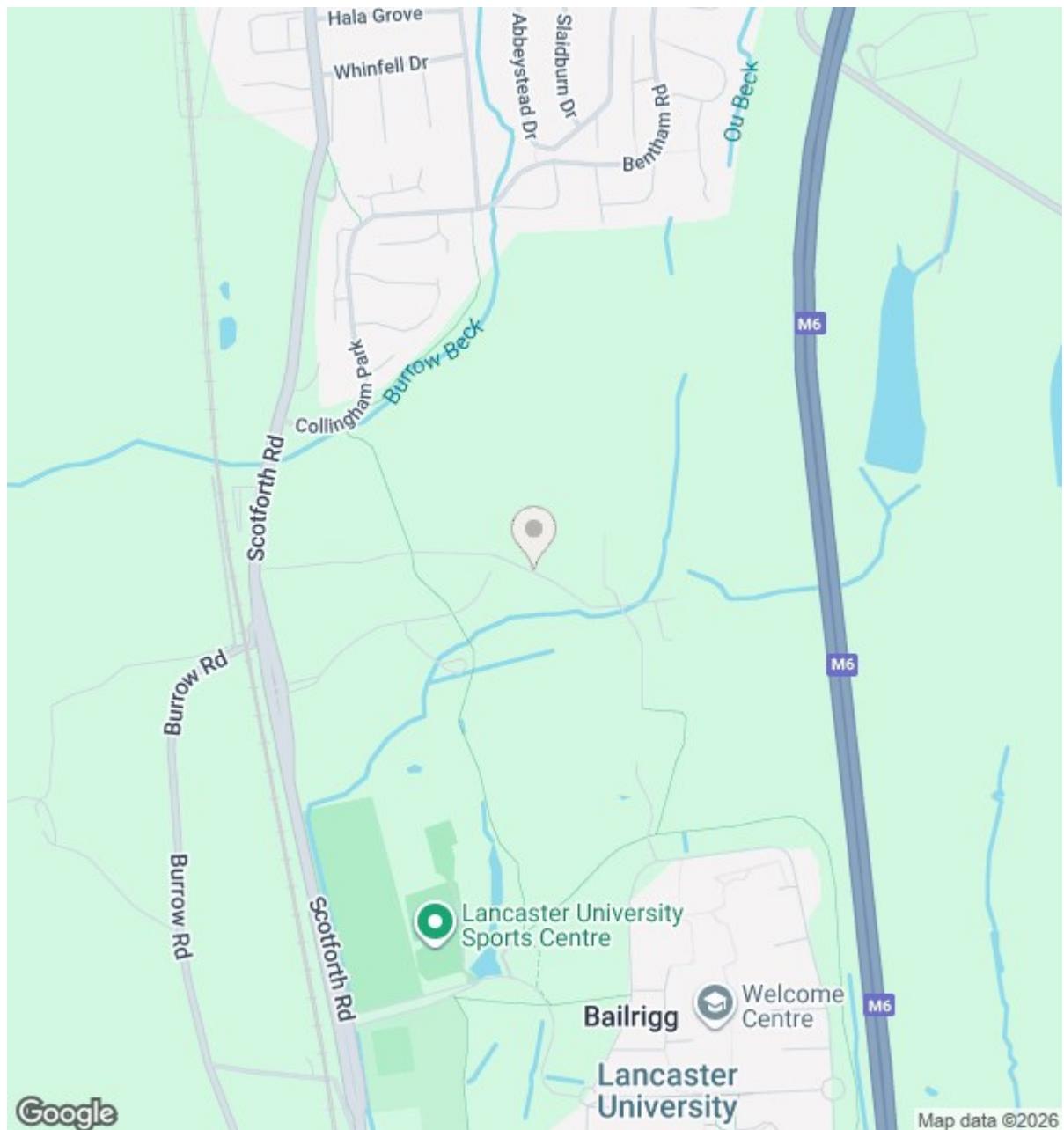
Situated in a great location between Lancaster City Centre and the village of Galgate, the property is close to amenities including a convenience store, health centre, school, village hall and hairdressers. Lancaster University, the Galgate Marina on the Lancaster Canal and Booths supermarket are within easy reach, with access to the M6 motorway also nearby. Lancaster City Centre can also be accessed via regular bus services nearby.











Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A2 plus) A			
(B9-01) B			
(C5-48) C			
(D1-38) D			
(E2-38) E			
(F1-06) F			
(G1-06) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A			
(H1-9) B			
(I9-40) C			
(J5-48) D			
(J9-54) E			
(L1-38) F			
(L1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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