



15 Woodlands Road,  
Lancaster, LA1 2EH

15, Woodlands Road, Lancaster

## *The property at a glance*

3  1  1 

- Semi Detached Property
- Three Bedrooms
- Three Piece Family Bathroom
- Spacious Fitted Kitchen
- One Reception Room
- Enclosed Rear Low Maintenance Yard
- Off Road Parking
- Freehold
- Council Tax Band: B
- EPC Rating: D



Get in touch today

01524 401402  
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# £215,000

# Get to know the property



## A FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME

Nestled in the charming Woodlands Road of Lancaster, this semi detached house is a hidden gem waiting to be discovered. Boasting a deceptively spacious layout, this property offers ample living space for a growing family to thrive in. Having a large fitted kitchen, perfect for entertaining guests, as well as a cosy reception room. The three bedrooms provide comfort and privacy, making it an ideal family home.

Situated in a sought-after area, this property not only offers a cozy retreat but also the convenience of low maintenance living. The garden is perfect for relaxing outdoors without the hassle of extensive upkeep, while the off-road parking adds a touch of practicality to your everyday life.

Don't miss the opportunity to make this house your home in the heart of Lancaster. With its perfect blend of space, comfort, and convenience, this property is sure to capture the hearts of those seeking a peaceful yet vibrant living environment.





## Ground Floor

### Porch

1.70m x 1.70m (5'7 x 5'7)

UPVC entrance door, UPVC double glazed windows, wood effect flooring and UPVC door to hall.

### Hall

Central heating radiator, spotlights, coving, wood effect flooring, stairs to first floor and doors to reception room, kitchen and under stairs storage.

### Reception Room

4.47m x 3.28m (14'8 x 10'9)

UPVC double glazed window, central heating radiator, coving, TV point and gas fire with granite effect surround and wood mantle.

### Kitchen

5.05m x 5.05m (16'7 x 16'7)

Three UPVC double glazed windows, central heating radiator, wood panel wall and base units, laminate worktops, integrated single oven, four burner gas hob, composite sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, part tiled elevation, tiled flooring and UPVC door to rear.

## First Floor

### Landing

UPVC double glazed window, loft access and doors to three bedrooms, bathroom and storage.

### Bedroom One

3.58m x 3.00m (11'9 x 9'10)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

3.33m x 3.00m (10'11 x 9'10)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

2.39m x 1.91m (7'10 x 6'3)

UPVC double glazed window and central heating radiator.

### Bathroom

1.88m x 1.63m (6'2 x 5'4)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower over, tiled elevation and tiled flooring.

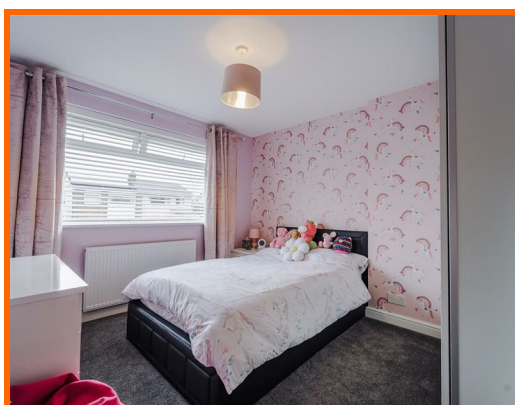
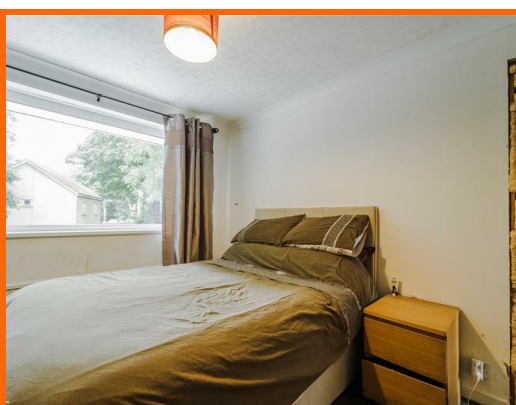
## External

### Front

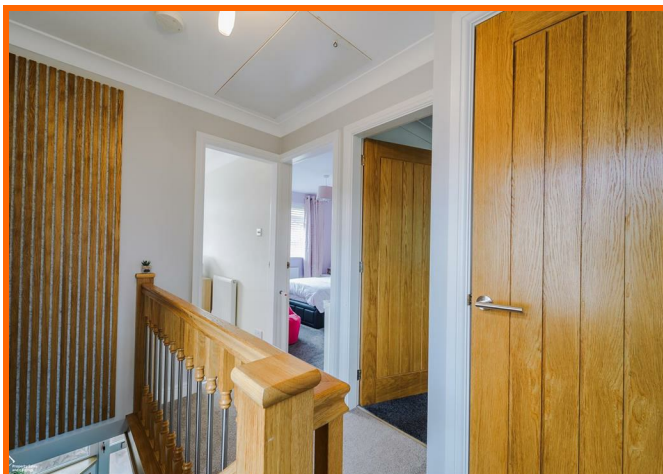
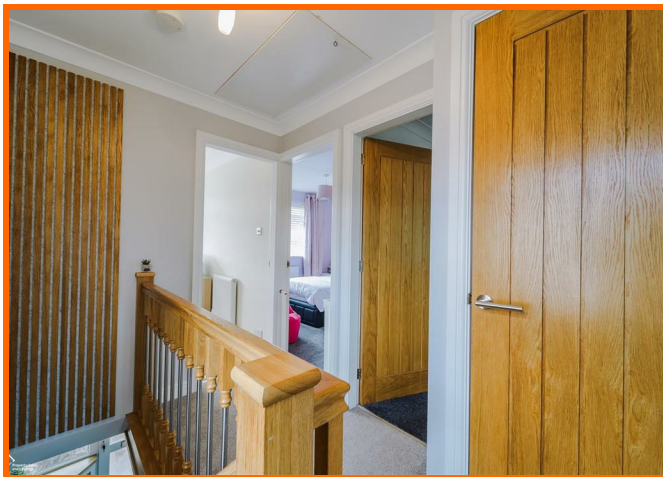
Flagged patio and driveway.

### Rear

Enclosed flagged patio and timber shed.



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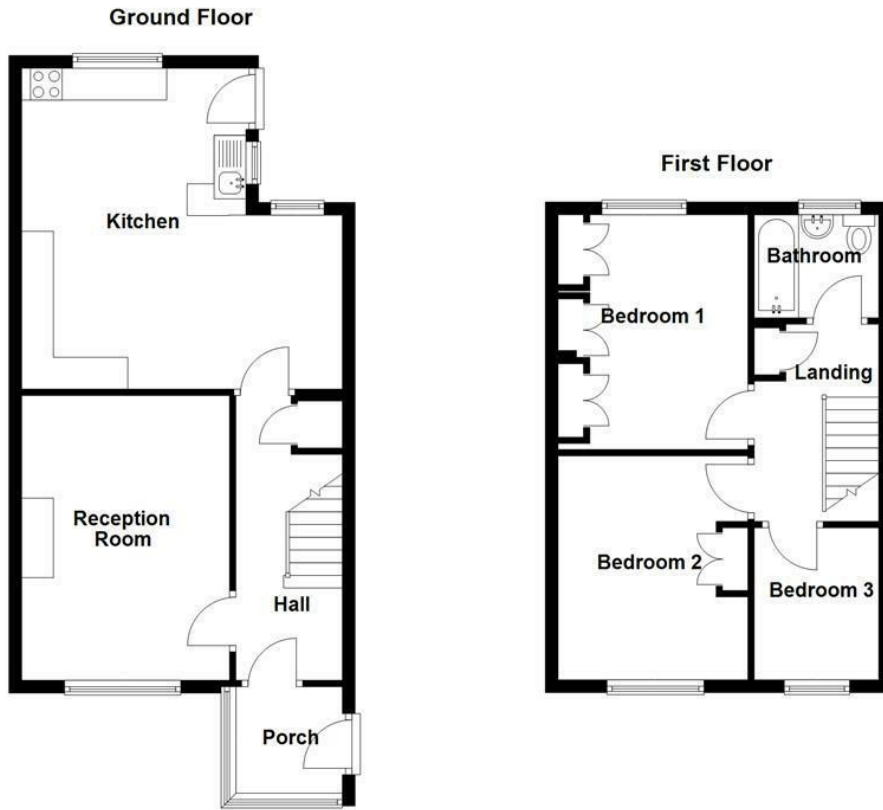
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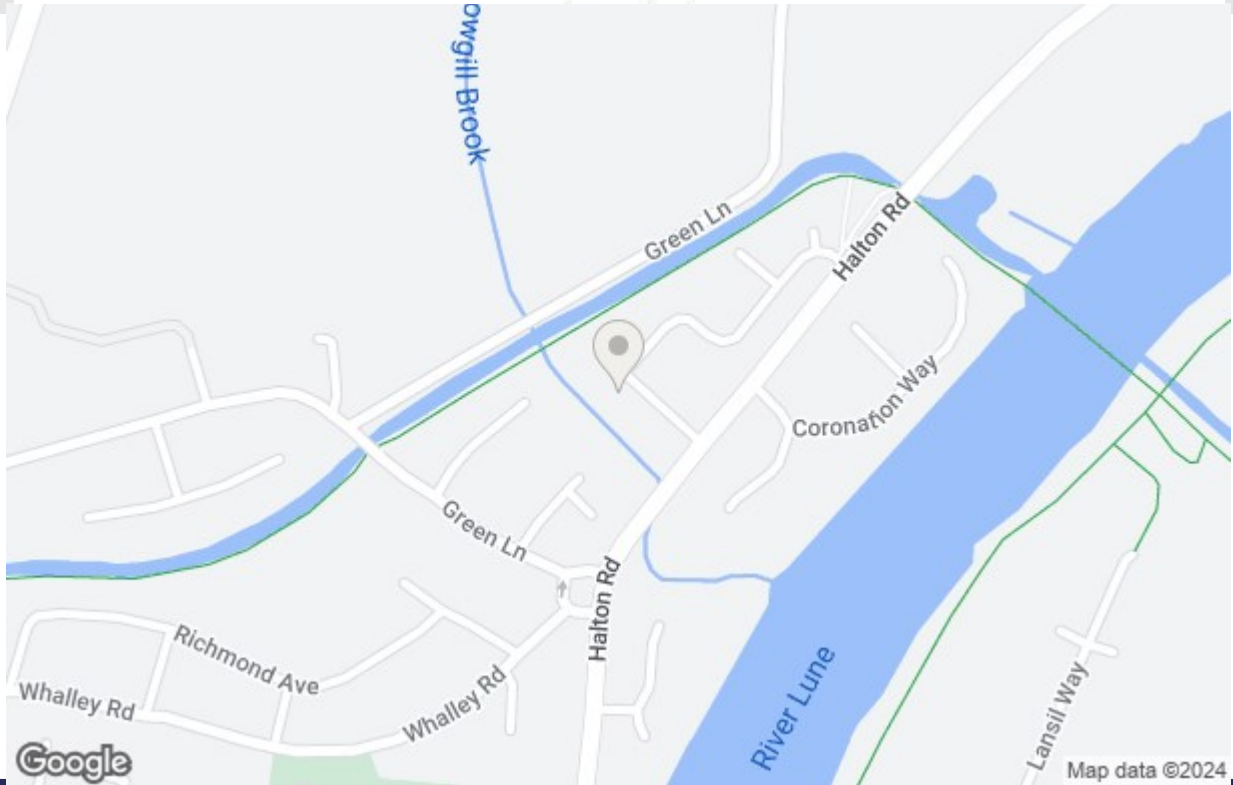
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(65-80) <b>B</b></p> <p>(55-64) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	80		
56			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	