



66 Coulston Road, Lancaster, LA1  
3AE

66, Coulston Road, Lancaster

## The property at a glance **3** **1** **2**

- Stunning Victorian Terraced
- Excellent Condition Throughout
- Two Spacious Reception Rooms
- Stylish Kitchen
- Ground Floor WC
- Three Double Bedrooms
- Enclosed Rear Yard
- Tenure: Freehold
- Property Banding: B
- EPC: D

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**£295,000**



# Get to know the property



Welcome to this stunning mid-terraced property located at 66 Coulston Road, Lancaster, Lancashire, LA1 3AE. This charming home offers a perfect blend of comfort and style, making it an ideal choice for families or professionals seeking a welcoming environment.

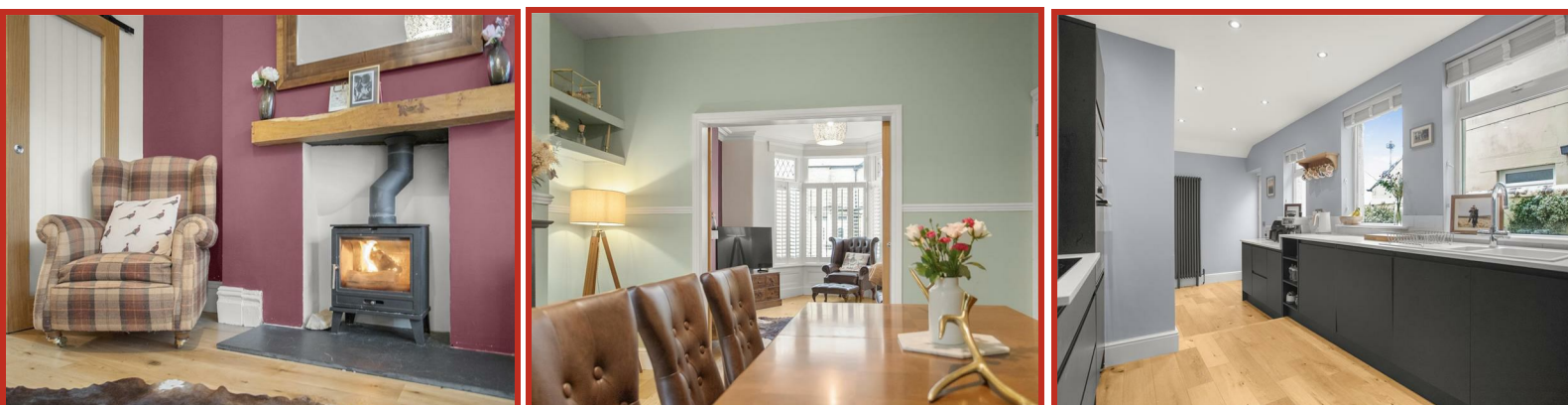
Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These rooms are filled with natural light, creating a warm and inviting atmosphere. The quality fixtures and fittings throughout the property enhance its appeal, ensuring a modern yet homely feel.

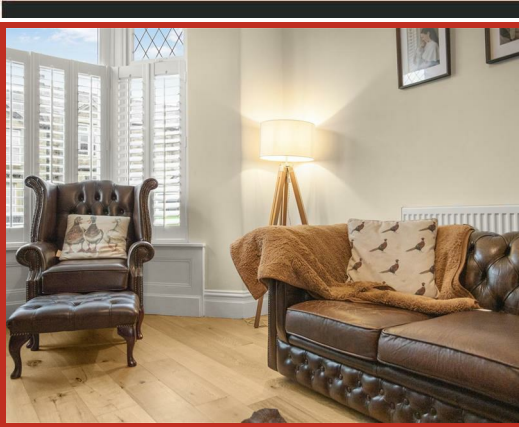
The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both adults and children alike.

Completing this delightful home is a well-appointed bathroom, designed with both functionality and aesthetics in mind. The thoughtful layout ensures convenience for all residents.

Situated in a desirable area of Lancaster, this property is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community.

In summary, this mid-terraced house is a fantastic opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. With its spacious reception rooms, three comfortable bedrooms, and quality finishes, this property is sure to impress. Do not miss the chance to make this lovely house your new home.





### **Entrance Porch**

Composite front door. Door leading to hallway.

### **Hallway**

Central heating radiator, stairs to first floor.

### **Living Room**

Double glazed bay window, central heating radiator, log fire with hearth and mantle.

### **Dining Room**

Double glazed window, central heating radiator, original fireplace.

### **Kitchen**

Double glazed window, range of wall, drawer and base units, integrated oven, hob and extractor fan, double base sink with mixer tap, vertical central heating radiator, door leading to utility area and door to boiler room and ground floor WC.

### **Ground Floor WC**

Wash hand basin, low flush WC, half tiling to complement.

### **Landing**

2 x Storage cupboards and loft access.

### **Bedroom 1**

Double glazed window, central heating radiator and original fireplace.

### **Bedroom 2**

Double glazed window, original decorative fireplace, central heating radiator.

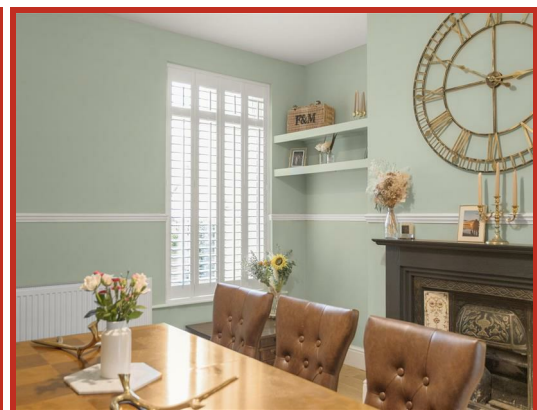
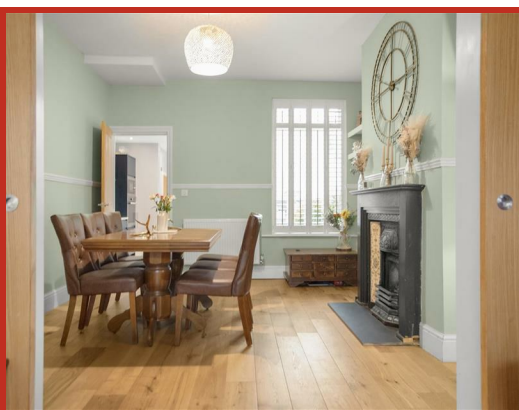
### **Bedroom 3**

Double glazed window, central heating radiator.

### **Shower Room**

Double glazed window, central heating radiator, vanity wash basin, low flush WC, double shower with rainfall and rinse head shower.

### **Enclosed Rear Yard**



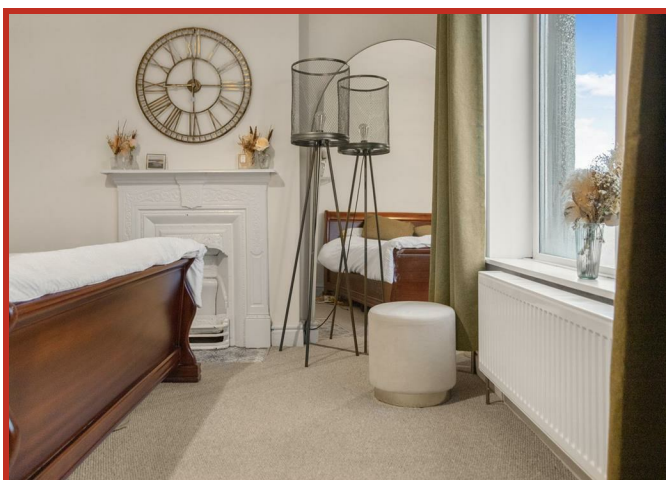
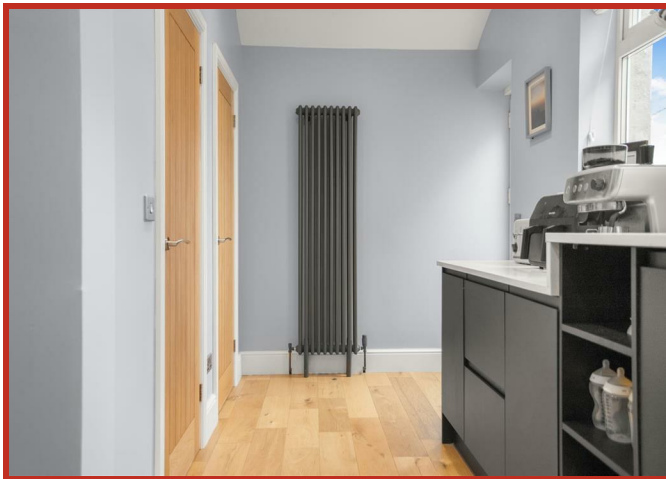


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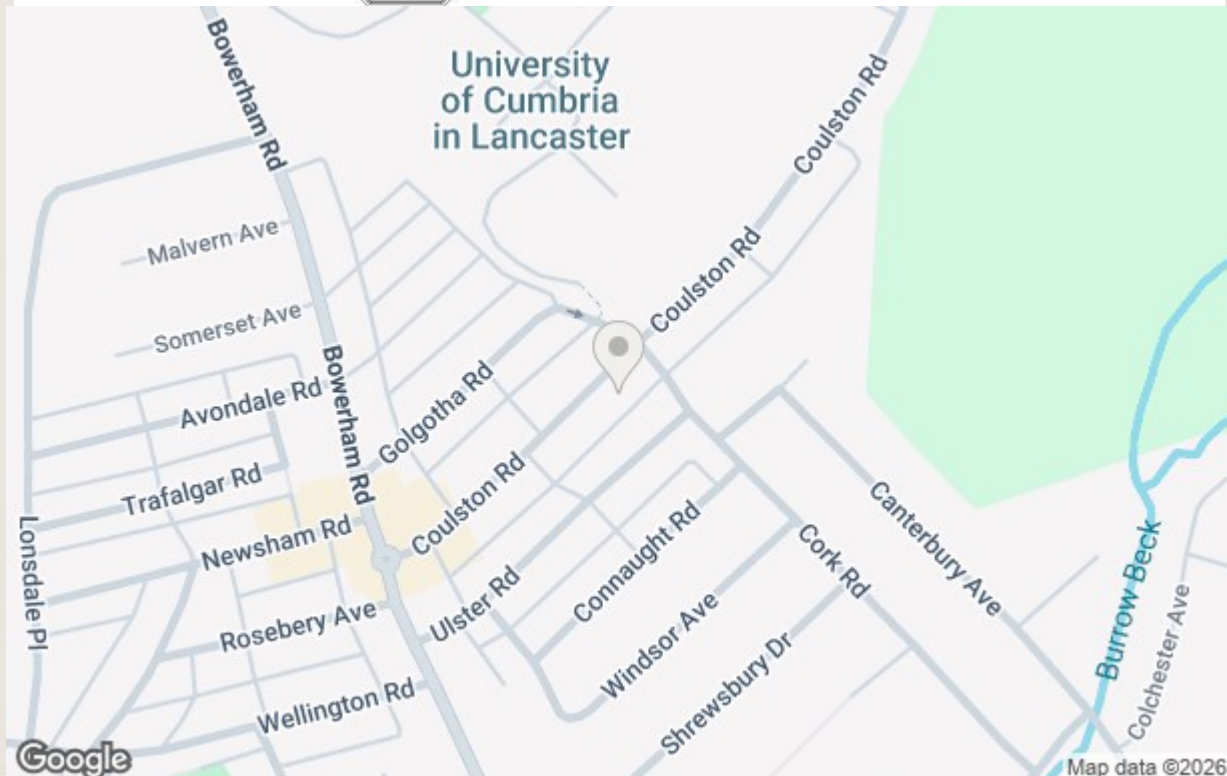
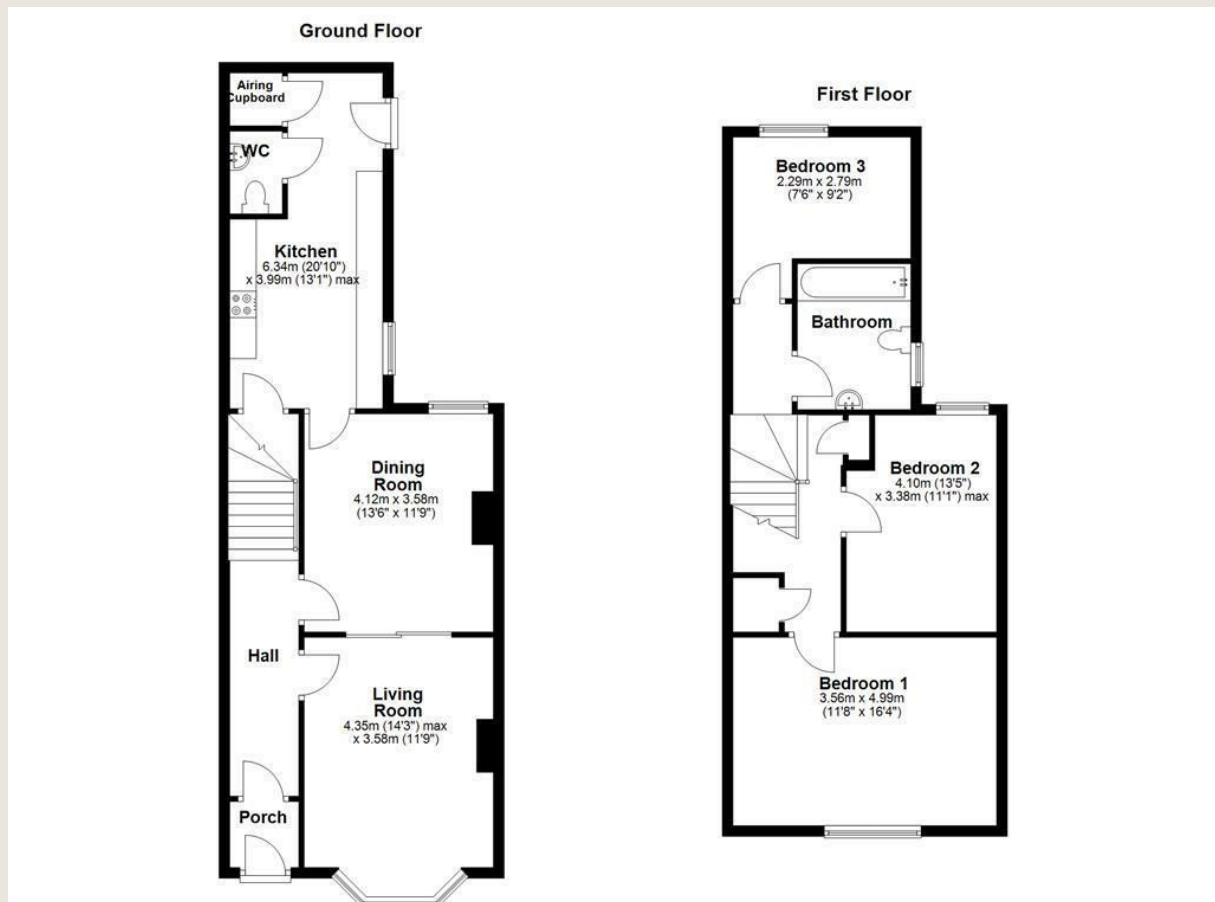
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <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	
<b>68</b>	<b>85</b>
England & Wales	
EU Directive 2002/91/EC	

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>	
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England & Wales	
EU Directive 2002/91/EC	