



**R&B**  
ESTATE AGENTS

68 Ingleton Drive,  
Lancaster, LA1 4QZ

68, Ingleton Drive, Lancaster

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

- Semi Detached Property
- 3/4 Bedrooms
- 2 Reception Rooms
- Kitchen Diner
- Generous Rear Garden
- Sought After Location
- Tenure: Freehold
- Property Band: B
- EPC: D
- Offered Immediately, Fully Tenanted Or With No Chain & Vacant Possession From September

**R&B**  
ESTATE AGENTS

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www.rbestateagents.co.uk

**£205,000**

# Get to know the property



Nestled in the charming area of Ingleton Drive, Lancaster, this delightful house presents an excellent opportunity investors and families alike. With the property currently being rented out for the remainder of the academic year. This property offers, three well-proportioned bedrooms and ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The bathroom, complemented by a separate W/C, adds convenience to daily routines, ensuring that the household can function smoothly. The good-sized garden is a standout feature, offering a private outdoor space perfect for gardening, play, or simply unwinding in the fresh air.

This home is ideally situated in a friendly neighbourhood, close to local amenities and transport links, making it a practical choice for those commuting or seeking nearby conveniences. With its blend of space, comfort, and potential, this property is a wonderful opportunity for anyone looking to settle in Lancaster. Don't miss the chance to make this charming house your new home.

For further information, please contact the office at your earliest convenience.





### Hall

UPVC double glazed stained door, central heating radiator, lino floor, stairs to first floor, doors to reception room 1 and kitchen.

### Reception Room 1

UPVC double glazed window, central heating radiator, smoke alarm.

### Reception Room 2/ Bedroom 4

Central heating radiator, smoke alarm, aluminum double glazed sliding door.

### Kitchen

UPVC double glazed window, wood single glazed frosted door to side, smoke alarm, stainless steel splash back, range of wall, drawer and base units, extractor hood, 4 ring gas hob, electric oven, stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine and dish washer, lino floor, CO detector.

### Landing

UPVC double glazed frosted window, loft access, smoke alarm, stairs to ground floor, doors to bathroom/WC, bedrooms 1,2 and 3, CO detector.

### WC

UPVC double glazed frosted window, low rise WC, lino floor.

### Bathroom

UPVC double glazed frosted window, central heating radiator, half tiled to complement, wall mounted sink, panelled bath with traditional taps and shower, concealed Ideal combi boiler, extractor fan.

### Bedroom 1

UPVC double glazed window, central heating radiator, 2 x storage cupboards.

### Bedroom 2

UPVC double glazed window, central heating radiator, storage cupboard.

### Bedroom 3

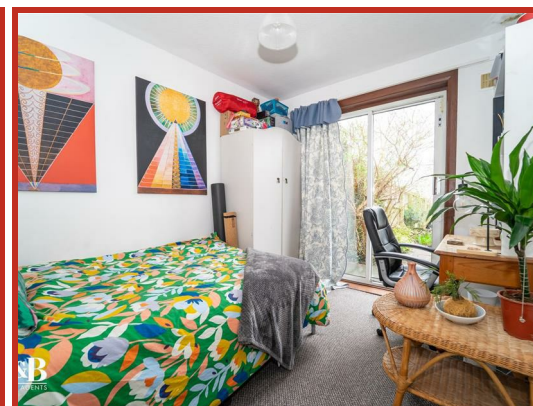
UPVC double glazed window, central heating radiator, storage cupboard.

### Front Garden

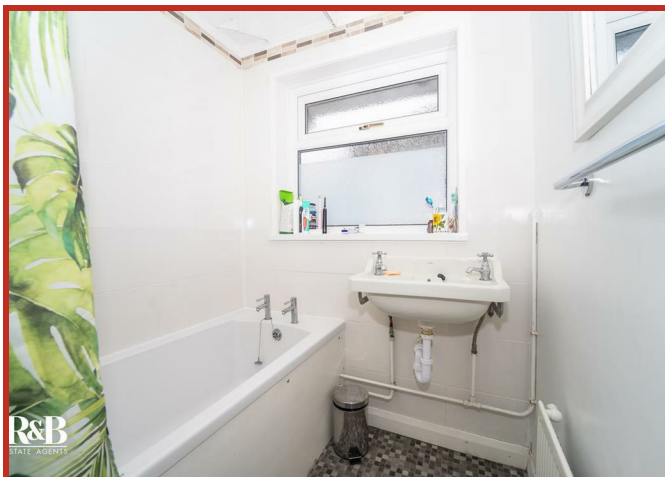
Mature shrubs and paving.

### South Facing Rear Garden

Paving, shrubs, greenhouse, shed 1 with independent consumer unit, shed 2 is plumbed with WC and outside tap, shed 3 perfect for storage.



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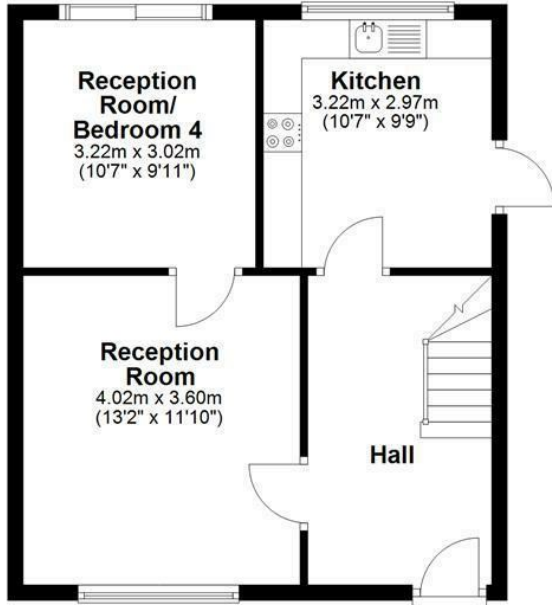
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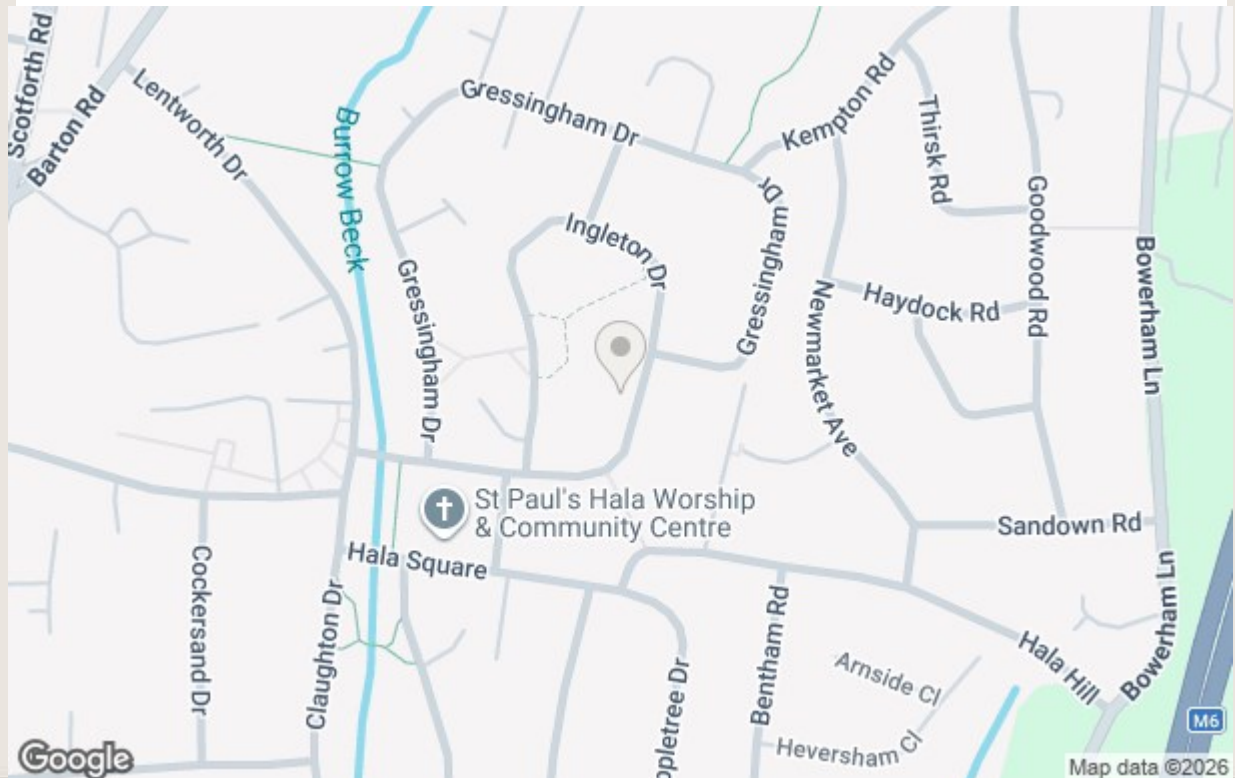
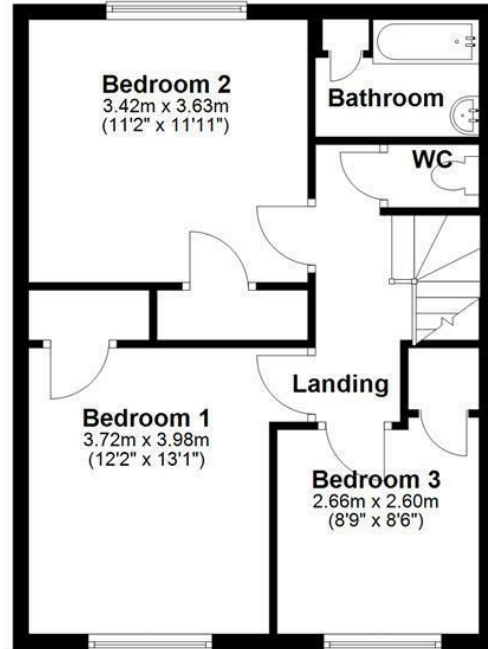
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# Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating	
	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>65</b>	<b>78</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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