



3 Locka Lane, Lancaster, LA1 2JQ

R&B
ESTATE AGENTS

3, Locka Lane, Lancaster

The property at a glance 4 1 2

- Unique Semi Detached Property
- Beautifully Presented Throughout
- Four Bedrooms & Office
- Spacious Reception Room
- Impressive Kitchen Diner & Utility
- Lower Ground Floor Versatile Space
- Enclosed Low Maintenance Garden & Driveway
- Tenure: Freehold
- Property Band: D
- EPC:

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbstateagents.co.uk
www.rbestateagents.co.uk

£295,000

Get to know the property



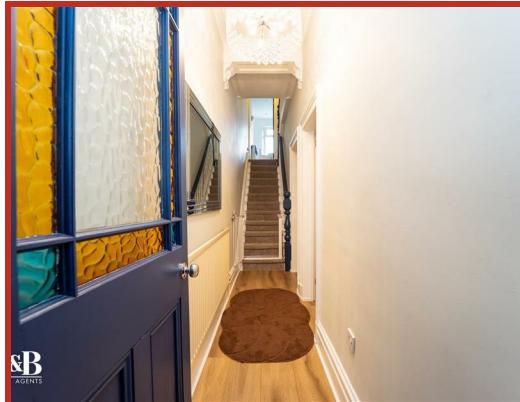
Nestled in the charming area of Locka Lane, Lancaster, this delightful Semi-Detached house offers a perfect blend of modern living and classic elegance. Boasting four spacious bedrooms, this property has been thoughtfully renovated to a lovely standard, ensuring comfort and style throughout.

As you step inside, you will be greeted by an inviting atmosphere that highlights the original features of the home, adding character and warmth to each room. The beautifully designed kitchen serves as the heart of the home, providing an ideal space for both cooking and entertaining. Its contemporary finishes and ample storage make it a joy for any culinary enthusiast.

Outside, the property benefits from off-street parking, a valuable asset in this desirable location. The private garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

This house is not just a home; it is a lifestyle choice, combining the convenience of modern amenities with the charm of traditional architecture. With its prime location and stunning features, this property is sure to attract those seeking a comfortable and stylish living space in Lancaster. Don't miss the opportunity to make this lovely house your new home.

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





Entrance Vestibule

Single glazed wood window, wood door, coving, dado rail, door to hall.

Hall

Central heating radiator, coving, cornice, doors to reception room, kitchen and stairs to first floor.

Reception Room

Wood double glazed sash bay, central heating radiator, coving, ceiling rose, electric fire, marble hearth and surround.

Kitchen

UPVC double glazed window, central heating radiator, coving, ceiling rose, mirrored tiled splash back, extractor hood, 4 ring electric hob, high gloss wall and base units, built-in microwave, built-in electric oven, quartz units, built-in fridge freezer, LVT flooring, open to utility area.

Utility

UPVC double glazed window, central heating radiator, 6 x spot lighting, mirrored tile splash, high gloss wall and base units, stainless inset sink with mixer tap, quartz units, plumbing for washing machine, space for dryer, UPVC double glazed door to rear, LVT floor.

Lower Ground Floor

Office

UPVC double glazed window, central heating radiator, 14 x spot lighting, laminate stairs to ground floor.

Landing

Stairs to ground floor and second floor, doors to bedroom 1, 2 and bathroom.

Bathroom

UPVC double glazed frosted window, loft access, 6 x spot lighting, central heating radiator, half tiling, pedestal sink with mixer tap, shower, LVT wood effect floor, concealed Worcester combi' boiler.

Bedroom 1

Wood double glazed sash window, central heating radiator, coving, built-in wardrobes.

Bedroom 2

UPVC double glazed window, central heating radiator, coving.

Second Floor Landing

Bedroom 3

Wood double glazed window, central heating radiator, LVT flooring.

Bedroom 4

2 x Wood double glazed windows, central heating radiators, LVT flooring.

Office

LVT flooring.

Front Garden

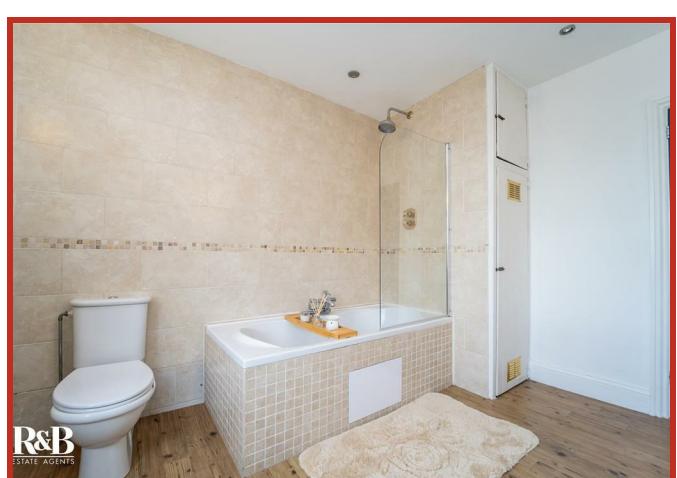
Paving, concrete drive to side.

Rear Garden

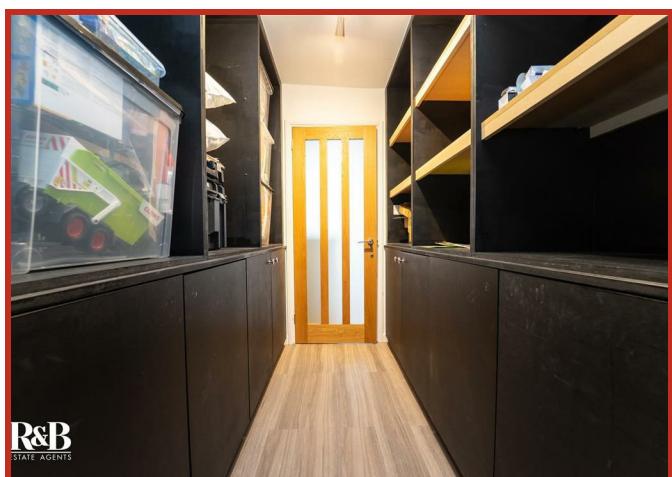
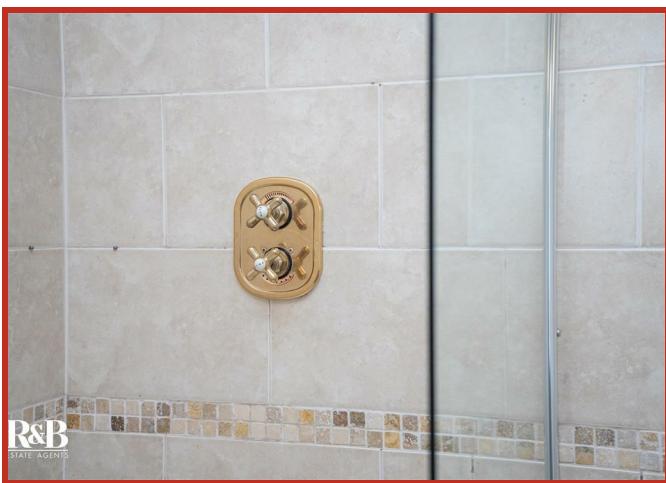
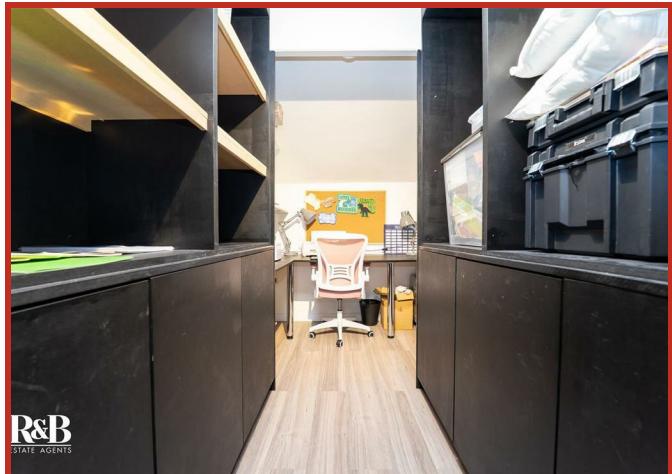
Landscape garden with astro, stones and out building.



3 Locka Lane, Lancaster, LA1 2JQ



3 Locka Lane, Lancaster, LA1 2JQ



GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

Take a nosey round

The floor plan illustrates the layout of the property across four levels: Basement, Ground Floor, First Floor, and Second Floor. The Basement contains a single office. The Ground Floor includes a reception room (3.76m x 4.75m), a kitchen (3.40m x 4.75m), a utility room (3.20m x 2.46m), and a bathroom (2.89m x 2.14m). The First Floor features two bedrooms (Bedroom 1: 3.76m x 4.80m, Bedroom 2: 4.45m x 2.57m) and a central landing. The Second Floor contains two additional bedrooms (Bedroom 3: 3.79m x 2.86m, Bedroom 4: 4.29m x 2.86m) and a final landing. The map shows the property's location on Whalley Rd, A6, in a residential area of Lancaster, with nearby landmarks like Vale View Day Centre and Skerton St Luke's Church of England.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

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 CO₂ emissions