



**R&B**  
ESTATE AGENTS

8 Haydock Road, Lancaster, LA1  
4NB

8, Haydock Road, Lancaster

## The property at a glance 3 1 1

- Great plot
- Lovely location
- Spacious layout
- Close to schools
- Three double bedrooms
- Garage and off street parking
- Tenure Freehold
- EPC rating: D
- Council tax band: C

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www.rbstateagents.co.uk

**£275,000**

# Get to know the property



Nestled on Haydock Road in the charming city of Lancaster, this delightful semi-detached bungalow offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

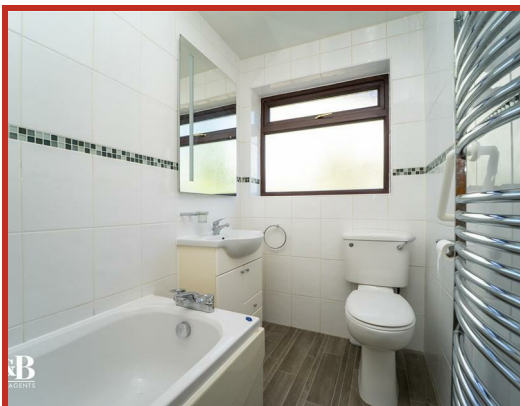
As you enter, you are welcomed by a lovely bright yet cosy reception room, which serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests. The functional kitchen, complemented by a separate utility area, provides ample room for culinary creativity and everyday tasks.

The bungalow also features an integral garage, adding convenience for parking and storage. Off-street parking is available, ensuring that you and your guests can come and go with ease.

This property is not just a house; it is a home that offers a warm atmosphere and practical living spaces. With its desirable location in Lancaster, you will find yourself close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community.

In summary, this semi-detached bungalow on Haydock Road is a wonderful opportunity for anyone seeking a comfortable and functional living space in a lovely area. Do not miss the chance to make this charming property your own.

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





### **Porch**

UPVC double glazed window, UPVC double glazed door, wooden door leading to reception room

### **Reception Room**

UPVC double glazed window, central heating radiator, smoke alarm, coving, fireplace with marble surround and hearth, doors leading to kitchen and hallway

### **Kitchen**

UPVC double glazed window, central heating radiator, tile splashback, panelled in line wall and base units, laminate worktops, 1 1/2 stainless steel sink with mixer tap, hood extractor, four ring electric hob, electric oven, built in microwave, space for fridge freezer, concealed Valiant combination boiler, laminate floor, door leading to utility

### **Utility**

UPVC double glazed window, UPVC double glazed frosted door leading to rear, electric room heater, panelled in line base unit, laminate worktop, plumbing for washing machine, door leading to garage, tile floor

### **Garage**

UPVC double glazed window, electricity, up and over door

### **Hallway**

Loft access, smoke alarm, doors leading to bedroom one, bedroom two, bedroom three and bathroom

### **Bathroom**

UPVC double glazed frosted window, 4x spotlights, extractor fan, central heating towel radiator, full tile walls, low rise W/C, vanity top sink with mixer tap, panelled bath with mixer taps and overhead shower, lino floor

### **Bedroom One**

UPVC double glazed window, central heating radiator

### **Bedroom Two**

UPVC double glazed window, central heating radiator

### **Bedroom Three**

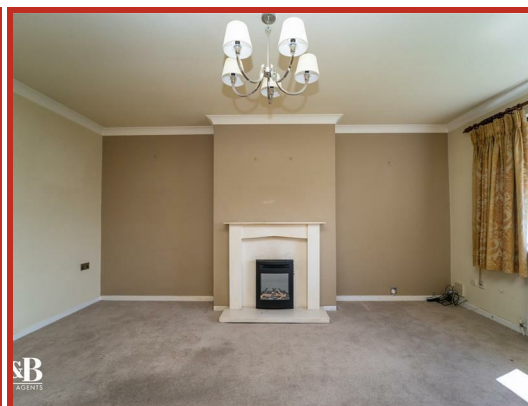
UPVC double glazed, central heating radiator

### **Rear**

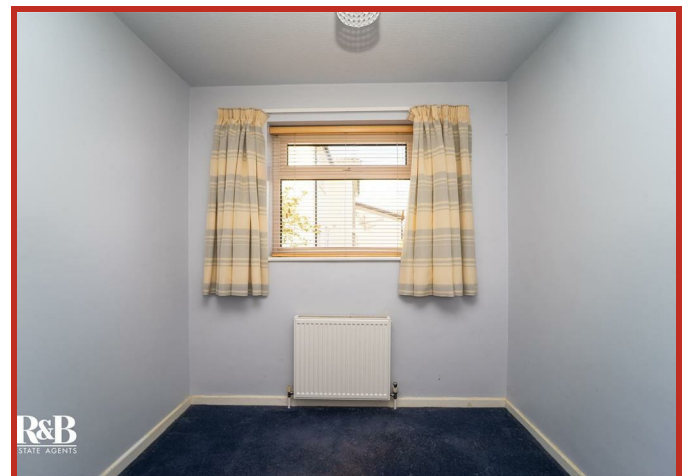
Flagged, slate chips, stones, laid to lawn, shed

### **Front**

Laid to lawn, flagged driveway leading to the garage and front door



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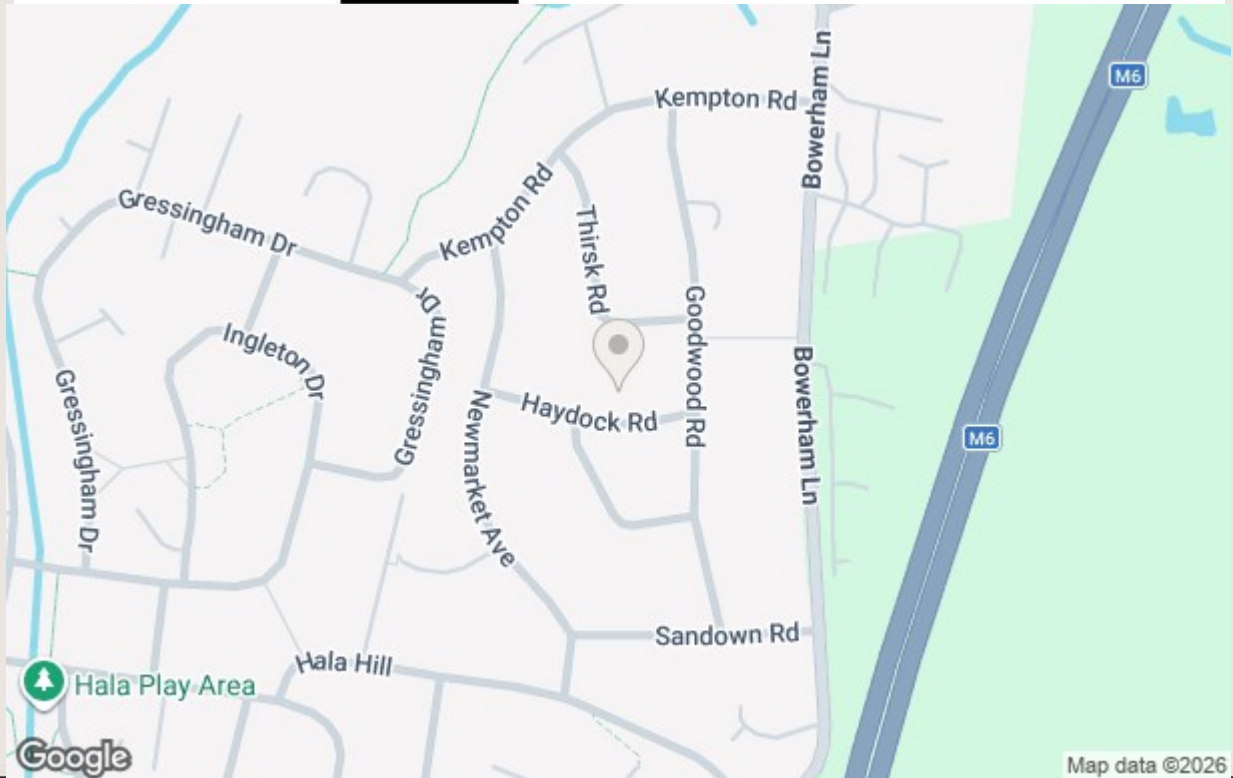
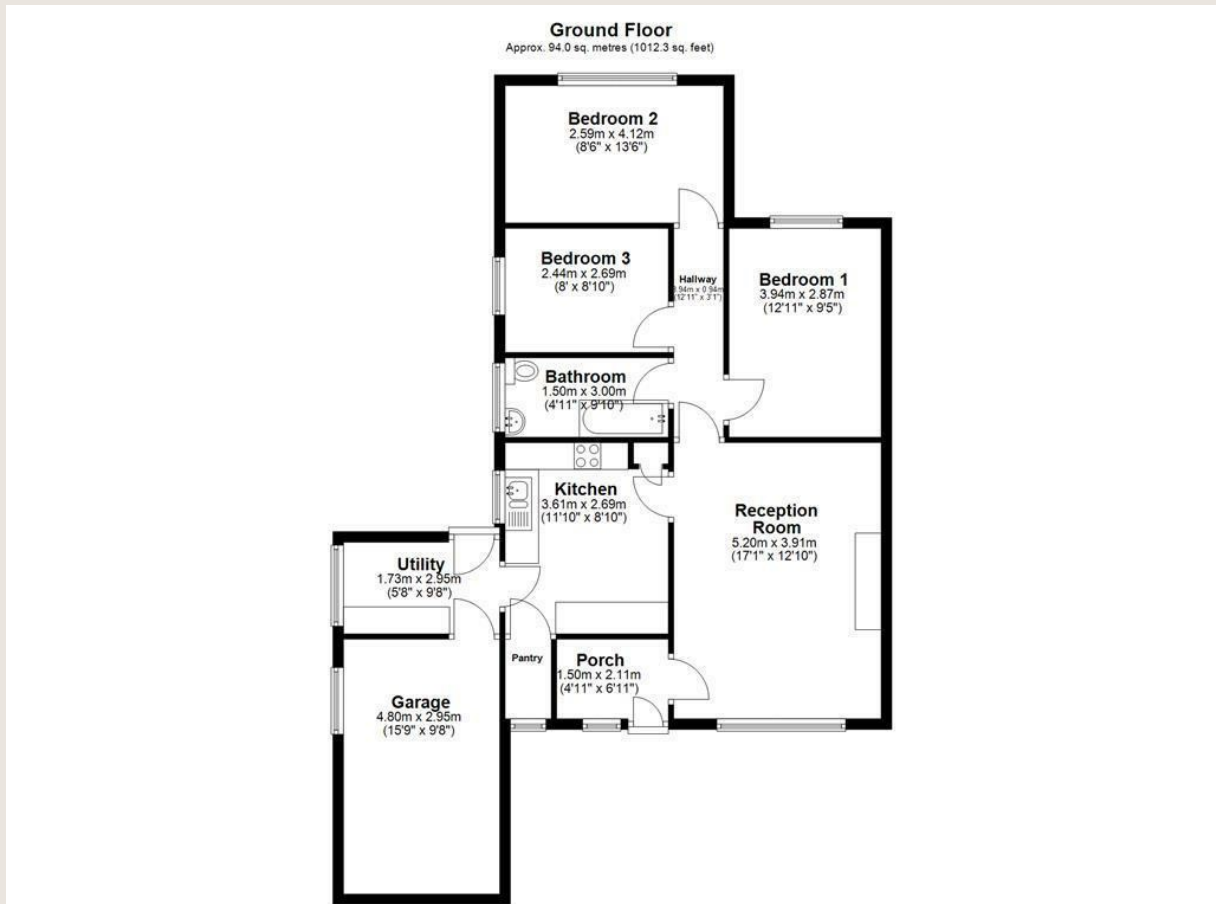
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# Take a nosey round



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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>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(48-60) <b>C</b>			
(39-47) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	