



11 Bath Street, Lancaster, LA1 3PZ

**R&B**

11, Bath Street, Lancaster

## The property at a glance

- End Terraced Property
- Three Double Bedrooms
- 20' Main Bedroom
- Three Reception Rooms
- Fitted Kitchen With A Range Of Appliances
- Enclosed Rear Garden
- Freehold
- Council Tax Band: C
- EPC Rating: E
- On Street Parking

3 1 2

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**£350,000**

# Get to know the property



Nestled on Bath Street in the charming city of Lancaster, this delightful end - terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,464 square feet, the property boasts three spacious reception rooms, including a stunning sunroom that seamlessly connects to a private garden.

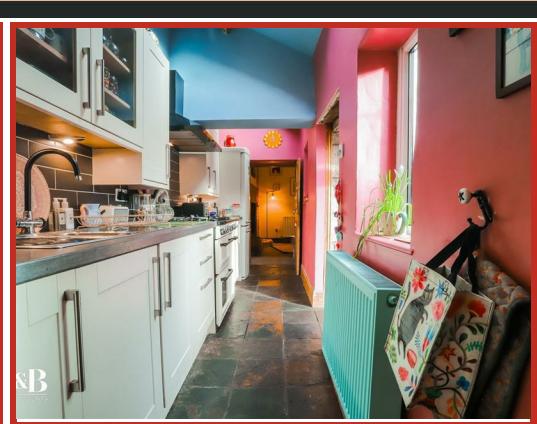
The heart of the home features an inviting inglenook fireplace complete with a log burner, creating a warm and cosy atmosphere, perfect for family gatherings or quiet evenings in. The three double bedrooms are generously sized, with the main bedroom extending an impressive 20 feet across the second floor, providing ample space for relaxation and comfort.

Situated just a mere ten-minute walk from the city centre, this property enjoys an excellent location, offering easy access to a variety of shops, restaurants, and local amenities. The characterful features of the house, combined with its prime location, make it an exceptional opportunity for those seeking a charming home in Lancaster.

One of the standout features of this home is the private garden, a tranquil retreat where you can unwind after a long day or host summer gatherings. The outdoor space is perfect for gardening enthusiasts or simply enjoying the fresh air in a peaceful setting.

This characterful property is not just a house; it is a place where memories can be made. Combining historical charm with modern convenience, making it an excellent choice for those seeking a comfortable and stylish living environment. Don't miss the opportunity to make this house your home!





## Ground Floor

### Hall

Hardwood entrance door, central heating radiator, coving, corbels, archway, wood effect flooring, stairs to first floor and doors to two reception rooms.

### Reception Room One

3.81m x 3.81m (12'6 x 12'6)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, alcove storage, cast iron gas fire and wood effect flooring.

### Reception Room Two

3.58m x 3.35m (11'9 x 11)

UPVC double glazed window, central heating radiator, inglenook fireplace, log burner, stone hearth, integrated storage, door to inner hall, open access to kitchen and door to cellar.

### Kitchen

5.49m x 1.42m (18' x 4'8)

Three UPVC double glazed windows, Velux window, central heating radiator, wall and base units, laminate worktops, Smeg gas aga with six burner hob, extractor, one and half bowl sink with mixer tap, integrated microwave, plumbing for dishwasher, plumbing for washing machine, space for fridge, tiled splash back, under unit lighting, exposed beams and doors to reception room three and WC.

### Reception Room Three

3.33m x 2.95m (10'11 x 9'8)

UPVC double glazed window, Velux window, spotlights, exposed stone wall, door to cellar and UPVC double French doors to rear.

### WC

1.52m x 0.91m (5' x 3')

Central heating radiator, low flush WC, pedestal wash basin with traditional taps and exposed beams.

### Inner Hall

Stairs to lower ground floor.

### Lower Ground Floor

#### Cellar Room One

Door to cellar room two.

#### Cellar Room Two

4.88m x 3.66m (16' x 12')

16 x 12' between both cellar rooms.

### First Floor

### Landing

UPVC double glazed window, central heating radiator, coving, two storage cupboards, stairs to second floor and doors to two bedrooms and bathroom.

#### Bedroom One

3.58m x 3.12m (11'9 x 10'3)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

3.58m x 3.05m (11'9 x 10')

UPVC double glazed window, central heating radiator, coving, cast iron open fire and real wood flooring.

### Bathroom

3.76m x 3.51m (12'4 x 11'6)

UPVC double glazed frosted window, central heating radiator, coving, low flush WC, pedestal wash basin with traditional taps, L shaped bath with traditional taps and direct feed shower over, storage cupboard containing Valliant boiler, cast iron open fireplace, part tiled elevations and wood effect flooring.

### Second Floor

#### Attic Room

6.10m x 4.72m (20' x 15'6)

Two Velux windows, central heating radiator, exposed beams, eaves storage and real wood flooring.

### External

#### Front

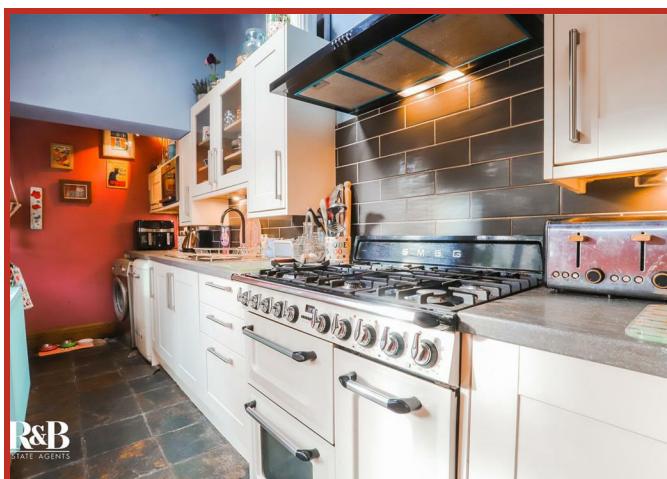
Bedding area and gated access to rear.

#### Rear

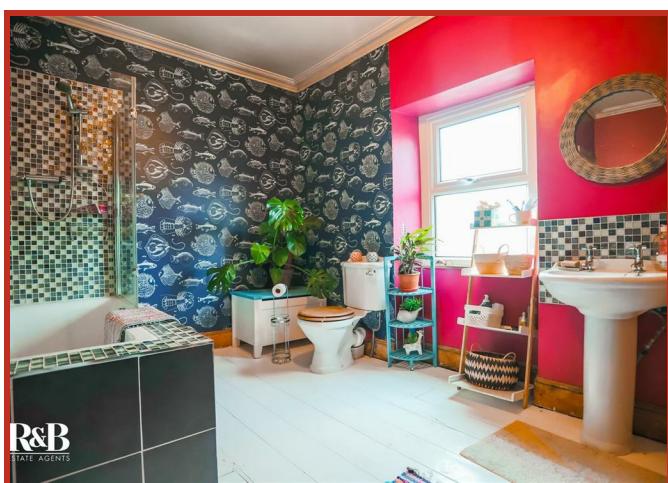
Patio, mature shrubs and pebble area.



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# Take a nosey round

The floor plan illustrates the layout of the property across four levels:

- Ground Floor:** Features a Kitchen, Reception Room, Hall, and an Inner Hall. A staircase leads up to the First Floor.
- First Floor:** Contains Bedroom 1, Bedroom 2, a Landing, and a Bathroom.
- Second Floor:** Includes an Attic Room and Eaves.
- Basement:** Includes Cellar Room 1 and Cellar Room 2, with a staircase leading up to the Ground Floor.

The location map shows the property's position in Lancaster, with the following streets labeled: North Rd, St Leonard's Gate, Alfred St, Lodge St, Brewery Ln, Friar St, Sulyard St, Moor Ln, Nelson St, Quarry Rd, Balmoral Rd, Melrose St, Moor Gate, Dalton Rd, Grasmere Rd, Rydal Rd, Windermere Rd, Borrowdale Rd, and Derwent Rd. Lancaster Royal Grammar School and Lancaster Cathedral are marked on the map.

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	40	
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	