



**R&B**  
ESTATE AGENTS

3 Locka Lane, Lancaster, LA1 2JQ

3, Locka Lane, Lancaster

## The property at a glance 4 1 2

- Unique Semi Detached Property
- Sold With No Chain
- 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:

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£290,000**

# 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.

\*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.





### 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, IVT 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

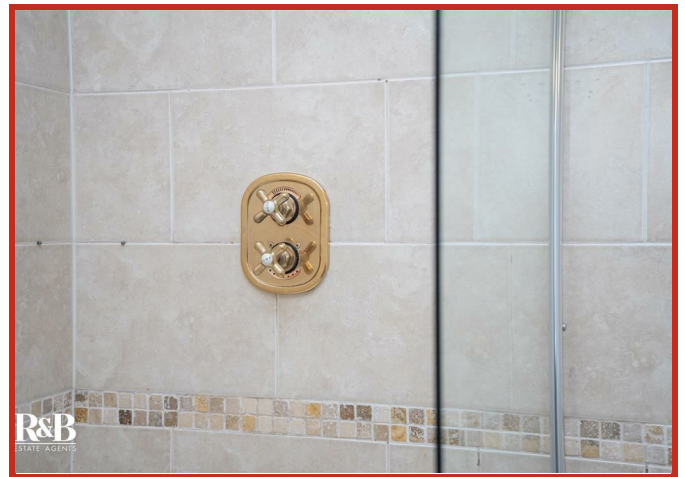
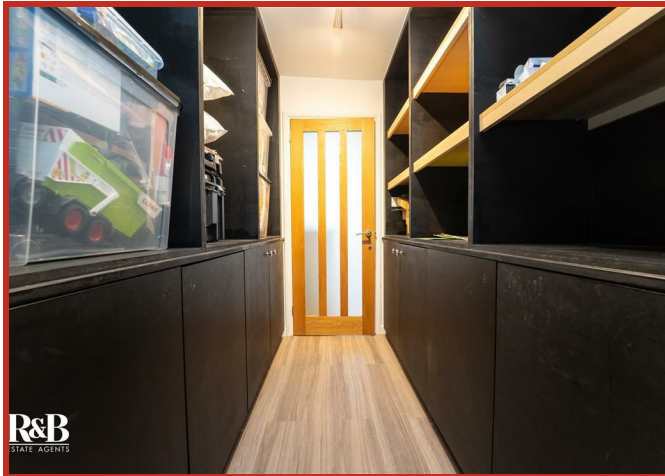
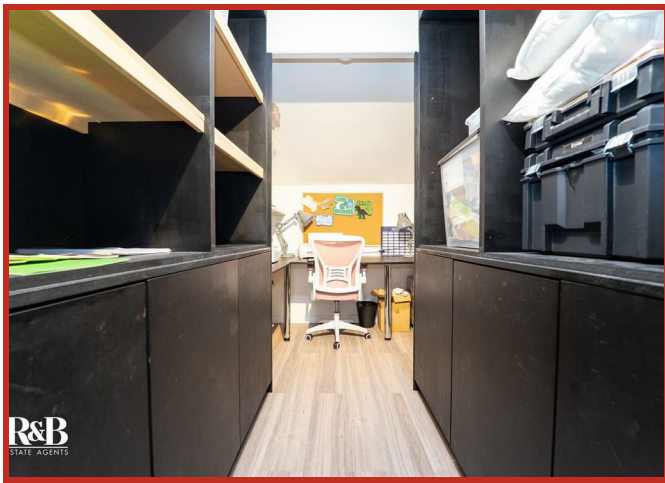
Paving, concrete drive to side.

### Rear Garden

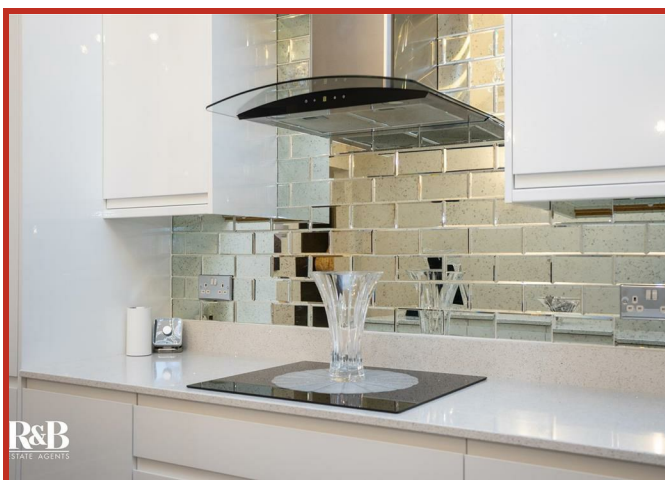
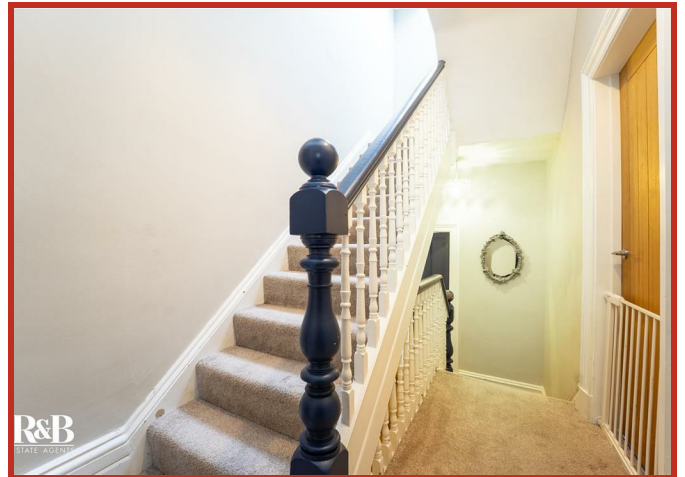
Landscaped garden with astro, stones and out building.



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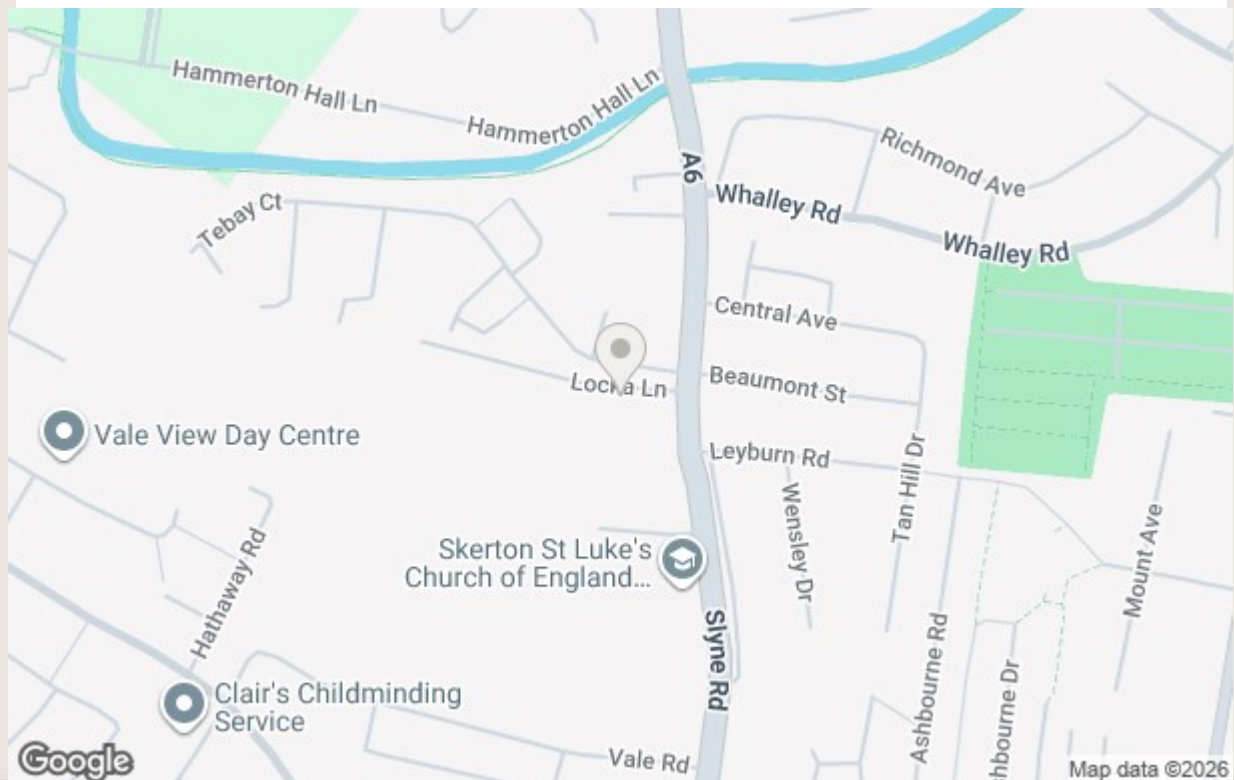
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# Take a nosey round



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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>                            |           |
| (55-68) <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>74</b>                                   | <b>57</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>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>74</b>                                                       | <b>57</b> |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |