



51 Ashton Drive,
Lancaster, LA1 2LQ

51, Ashton Drive, Lancaster

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

- Semi Detached Property
- Three Bedrooms
- Lounge & Conservatory
- Driveway & Garage
- Enclosed Rear Gardens
- Sought After Location
- Offered With No Chain Delay!
- Tenure: Freehold
- Property Band: B
- EPC: C

R&B
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£175,000

Get to know the property



Nestled in the desirable area of Ashton Drive, Lancaster, this charming semi detached house presents an excellent opportunity for both first-time buyers and families alike. Spanning approximately 850 square feet, the property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you are welcomed into a bright and inviting reception room, perfect for relaxation or entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The enclosed rear garden offers a private sanctuary, ideal for enjoying sunny afternoons or hosting gatherings.

The property features a convenient driveway, ensuring off-road parking for your vehicles. With one bathroom, the layout is practical and functional, catering to the needs of modern living.

Offered with no upward chain delay, this home is ready for you to move in and make it your own. Its sought-after location provides easy access to Lancaster's vibrant town centre, as well as the M6 motorway, making it an ideal base for commuters and those wishing to explore the surrounding areas.

This delightful semi-detached property is a rare find in a competitive market, and it promises to be a wonderful place to call home. Don't miss the chance to view this lovely residence and experience all that it has to offer.

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 £60 inclusive of VAT and will be charged before the offer can be officially accepted.





Hallway

Central heating radiator, tiled effect vinyl flooring, doors to living room and kitchen, stairs to first floor.

Living Room

2x UPVC double glazed window, central heating radiator, coving, electric fire with stone hearth and surround, and wooden mantel, open plan to kitchen/diner.

Kitchen/Dining Room

UPVC double glazed window, central heating radiator, coving, marble effect laminate worktops, wall and base units, partially tiled splash back, 1.5 stainless steel sink with mixer tap and draining board, 5 ring gas hob, oven, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring, single glazed wooden frosted door to conservatory.

Conservatory

8x UPVC double glazed windows, central heating radiator, tiled flooring, UPVC double glazed door to rear.

Landing

UPVC double glazed frosted window, doors to bathroom and bedrooms one, two and three.

Bathroom

UPVC double glazed frosted window, central heating radiator, P-shaped bath with mixer tap and over bath rain head direct feed shower with rinse head, dual flush WC, pedestal wash basin with mixer tap, partially tiled walls, partially panelled walls, vinyl flooring.

Bedroom One

2x UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

UPVC double glazed window, central heating radiator, boiler cupboard and picture rail.

Bedroom Three

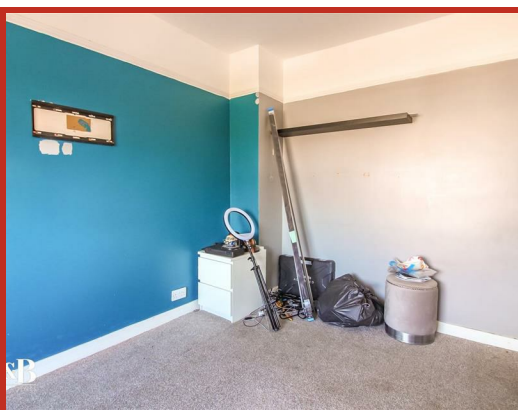
UPVC double glazed window, central heating radiator, built in wardrobe.

Front External

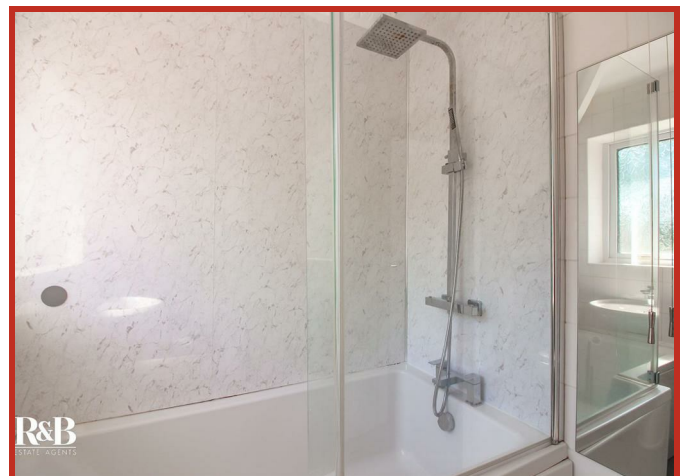
Planted front garden with concrete driveway to side.

Rear External

Paved rear garden.



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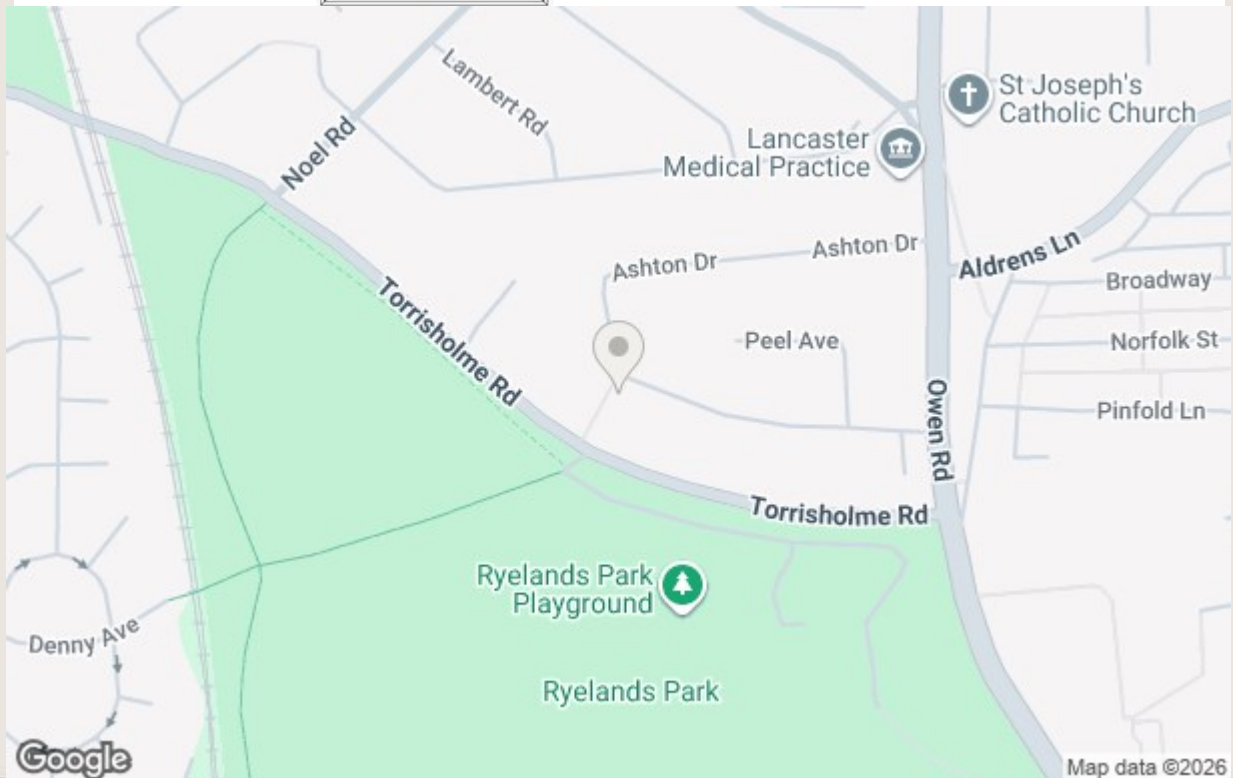
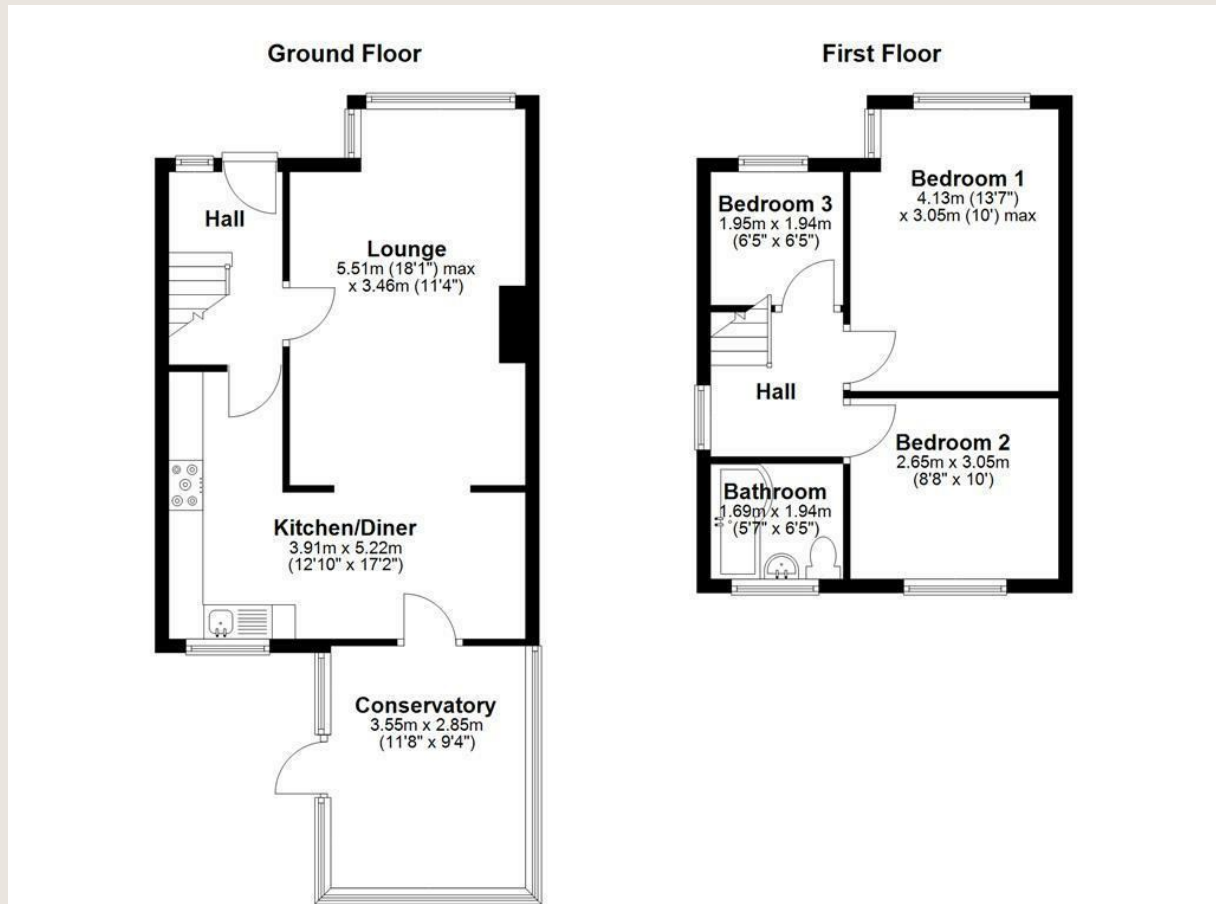
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Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC