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ESTATE AGENTS

42 Brunton Road, Lancaster, LA1  
4UQ

42, Brunton Road, Lancaster

## The property at a glance 5 2 2

- Deceptively Spacious Family Home
- Four Double Bedrooms & Two Bathrooms
- Two Reception Rooms
- Versatile Accommodation, Home Office
- Gardens to Front & Rear
- Sought After Location Close To City Centre
- Excellent Transport Links
- Tenure: Freehold
- Property Band: C
- EPC: D

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**£340,000**

# Get to know the property



Situated on Brunton Road in Lancaster, this impressive end-terrace house offers a perfect blend of space and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by an inviting reception room that provides ample space for relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, which is perfect for family gatherings and social occasions. The kitchen is designed for both functionality and style, making it a delightful space for culinary enthusiasts.

This property boasts one bathroom and a W/C ensuring convenience for busy households. The converted loft space adds versatility, allowing for additional living or storage options. Furthermore, the lower ground floor features a liveable space and utility.

Outside, off-street parking is available, a valuable asset in this area. The location is particularly advantageous, with local amenities just a stone's throw away and excellent access to public transport, making commuting a breeze.

In summary, this end-terrace house on Brunton Road is a fantastic opportunity for anyone looking for a spacious and well-located family home in Lancaster. With its generous living spaces, modern features, and proximity to essential services, it is sure to appeal to a wide range of buyers.





## Lower Ground Floor

### Utility

Main central heating radiator, UPVC double glazed window, panelled style base units, laminate worktops, composite sink, plumbing for dishwasher, washing machine and dryer, tile floor, stairs leading to ground floor. UPVC double glazed door leading to side garden, door leading to office.

### Office

### WC

Dual flush WC, corner wall mounted sink, tile floor and mixer tap.

### Ground Floor

Hallway - UPVC double glazed door, stairs leading to first floor, tile floor, doors leading to reception room and kitchen.

### Reception Room

UPVC double glazed window, main central heating radiator, coving, electric wall mounted fire, door leading to reception room 2.

### Reception Room

2 x UPVC double glazed windows, main central heating radiator, coving.

### Kitchen

UPVC double glazed bay window, main central heating radiator, panelled in wall and base units, laminate worktops, extractor hood, stainless steel sink and mixer tap, 5 ring gas hob, electric oven, tile splash back, plumbing for dishwasher and washing machine, tile floor, stairs leading to lower ground floor.

### Landing

Motion censored light, stairs leading to ground floor and second floor, doors leading to bedroom 1, 3 and bathroom.

### Bathroom

UPVC frosted double glazed window, main central heating towel rail, 5 x spot lights, half tiling to complement, dual flush WC, pedestal sink with mixer tap, corner shower, vinyl flooring.

### First Floor Landing

### Bedroom 1

UPVC double glazed window, main central heating radiator.

### Bedroom 2

UPVC double glazed window, main central heating radiator, walk-in storage space (ideal home office), door leading to en-suite. Laminate floor.

### Bedroom 3

UPVC double glazed window, main central heating radiator.

### En-Suite

Tile wall, dual flush WC, vanity top wash basin, electric single shower, laminate floor.

### Second Floor

### Loft Room

Wood double glazed Velux window, main central heating radiator, stairs leading to first floor.

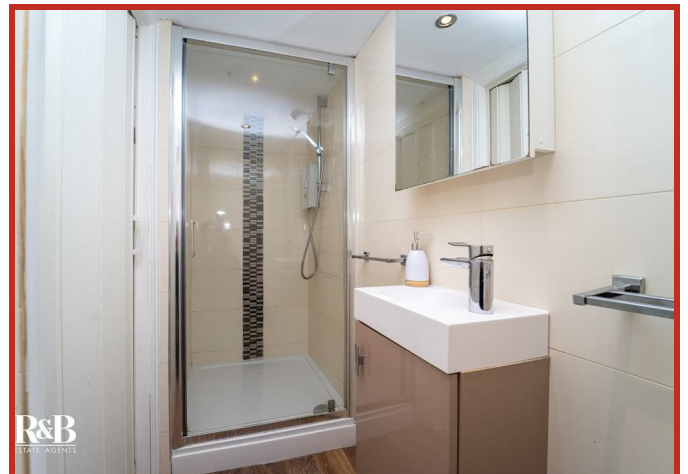
### Loft Room

Wood double glazed Velux, main central heating radiator.

### External

Rear yard with double gates providing parking and garage.

42 Brunton Road,  
Lancaster, LA1 4UQ



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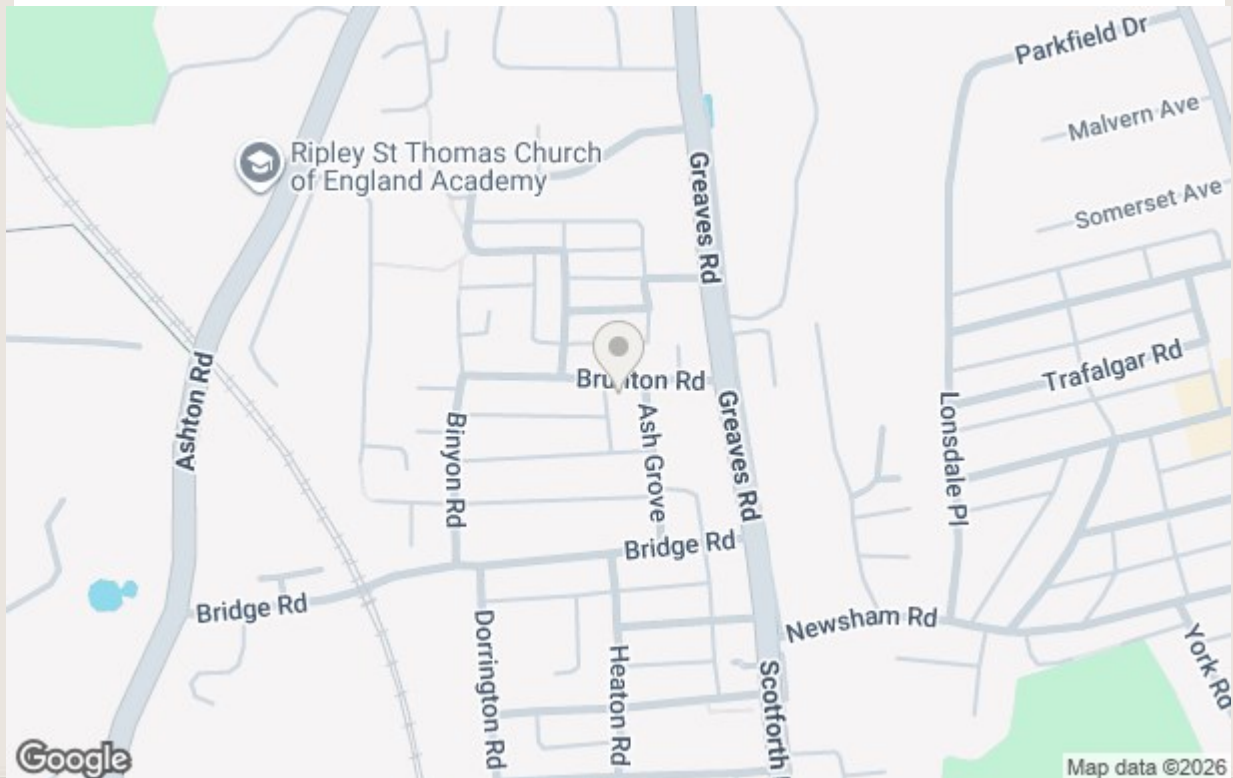
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# Take a nosey round



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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>                            |                         | 81        |
| (65-80) <b>C</b>                            |                         |           |
| (55-64) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (65-80) <b>C</b>  |                         |           |
| (55-64) <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 |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |