



**R&B**  
ESTATE AGENTS

11 St. Chads Drive, Lancaster, LA1  
2SE

11, St. Chads Drive, Lancaster

**The property at a glance** 4  1  1 

- Semi Detached Property
- Good Sized Rear Garden
- Four Bedrooms
- Kitchen Open To Dining Room
- Separate Lounge
- Lovely Outlook
- Tenure: Freehold
- Property Band: C
- EPC: D
- Amenities, Schools & Transport Links

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**£275,000**

# Get to know the property



Nestled on the charming St. Chads Drive in Lancaster, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, while the kitchen, which opens seamlessly into the dining room, creates an excellent space for entertaining and family gatherings.

One of the standout features of this home is the good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The lovely outlook from the property enhances the overall appeal, making it a pleasant retreat from the hustle and bustle of daily life.

For those with vehicles, the property includes a driveway that accommodates one car, ensuring ease of access. Additionally, its location is highly convenient, with local shops, schools and transport links just a stone's throw away, making commuting and daily errands a breeze.

This semi-detached house on St. Chads Drive is not just a home; it is a lifestyle choice that offers both space and accessibility in a desirable area of Lancaster. Whether you are looking to settle down or invest, this property is certainly worth considering.





### Hall

UPVC double glazed frosted window, UPVC double glazed frosted door, central heating radiator, doors to WC, reception room, kitchen, stairs to first floor, laminate floor.

### WC

UPVC double glazed frosted window, low rise WC, pedestal wash basin with mixer tap, laminate floor.

### Reception Room

UPVC double glazed window, central heating radiator, coving, fireplace, granite hearth and mantle.

### Kitchen

3 x UPVC double glazed doors, UPVC double glazed French doors to rear, coving, central heating radiator, tiled splash back, range of wall, drawer and base units, wood effect laminate worktop, stainless steel sink with mixer tap, extractor hood, double oven, 4 ring electric hob, plumbing for dishwasher and washing machine, laminate floor.

### Store Cupboard

UPVC double glazed window, central heating radiator, loft hatch, high gloss base unit, wood effect laminate work top, space for fridge freezer.

### Front Garden

Block paving leading to garage, flagged path with mature shrubs.

### Rear Garden

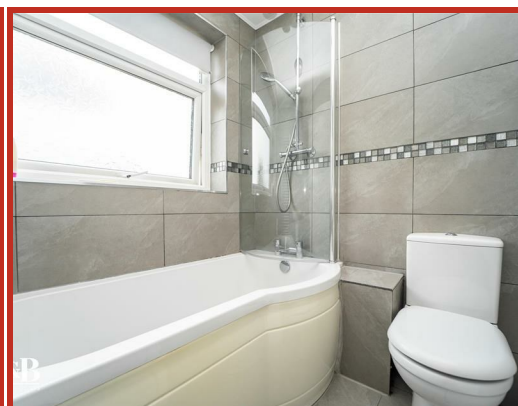
Stones, laid to lawn, flagged with mature shrubs.

### Landing

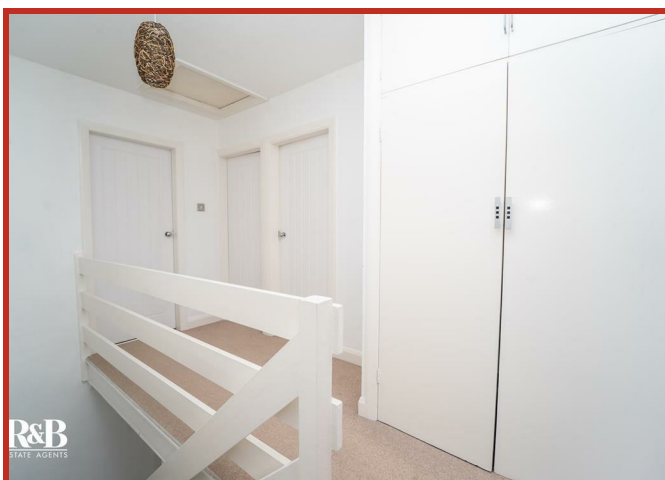
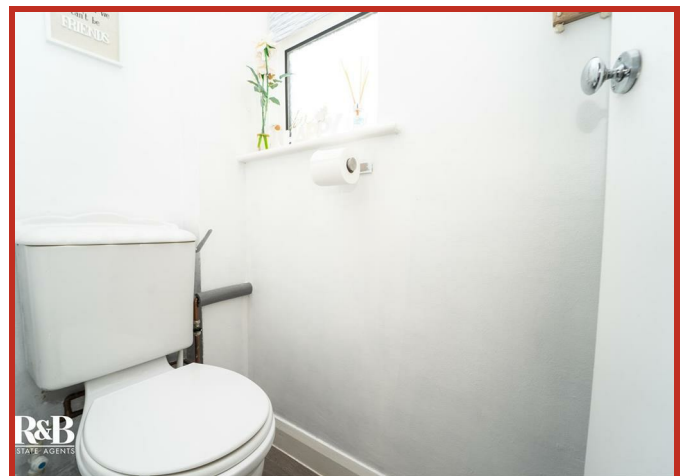
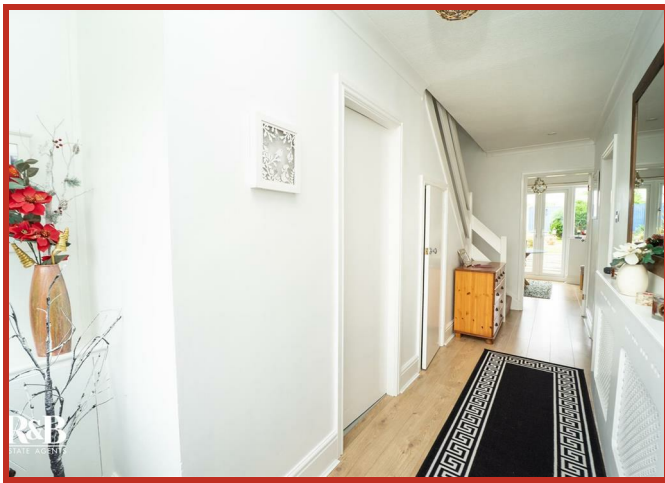
Loft access, airing cupboard, concealed 'Vaillant' combi boiler, stairs to ground floor, doors to bedrooms 1-4 and bathroom.

### Bathroom

UPVC double glazed frosted window, central heating radiator



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Lancaster, LA1 2SE



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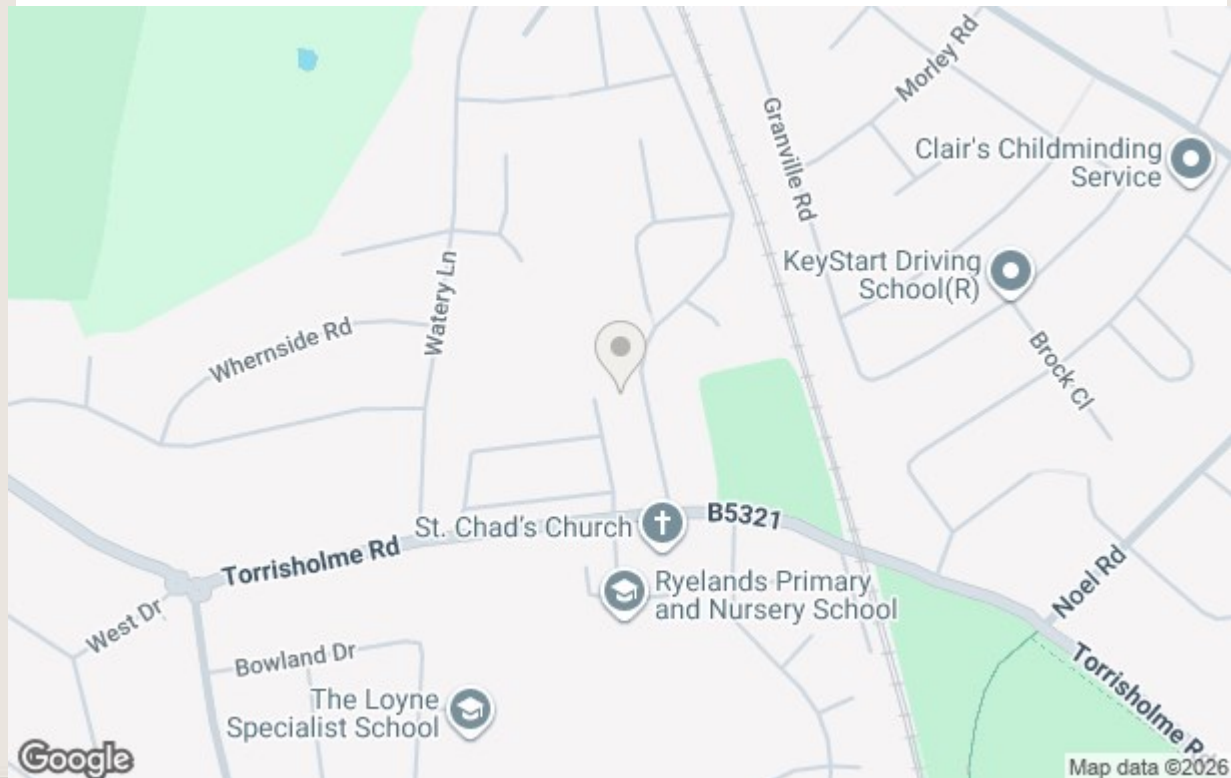
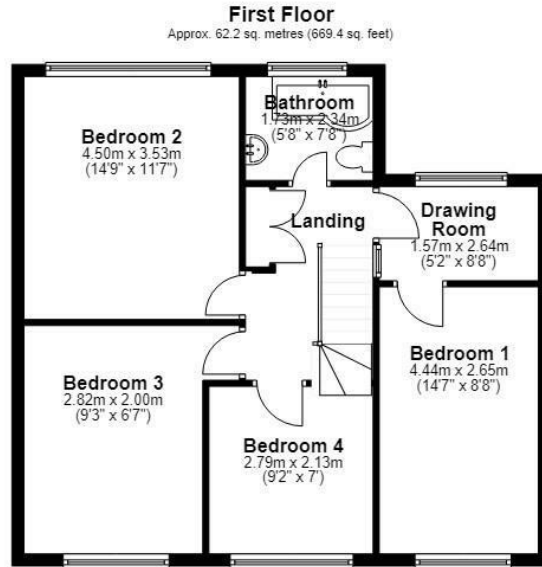
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <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 energy efficient - higher running costs	
<b>63</b>	<b>80</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC