



R&B
ESTATE AGENTS

65 Lymm Avenue, Lancaster, LA1
5HR

65, Lymm Avenue, Lancaster

The property at a glance 3 1 1

- Semi Detached House - Corner Plot
- Three Bedrooms & Loft Room
- Generous Third Bedroom
- Modern Shower Room
- Front, Side & Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: B
- EPC:
- Excellent transport links and amenities

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01524 889000
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www.rbstateagents.co.uk

£220,000

Get to know the property



Situated in the charming area of Lymm Avenue, Lancaster, this delightful semi-detached house offers a perfect blend of comfort and convenience. Set on an advantageous corner plot, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. As well as the living room is a lovely conservatory, which floods the space with natural light and offers a serene spot to enjoy the garden views throughout the seasons.

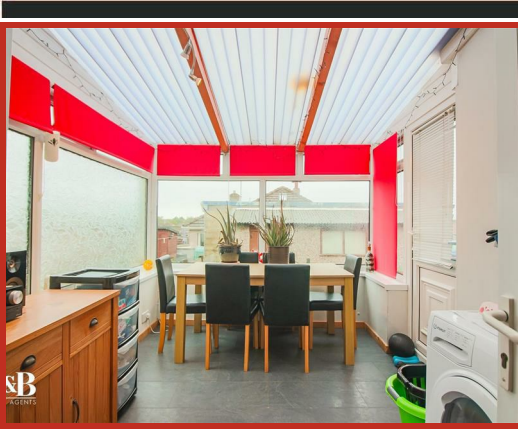
The property features a well-appointed bathroom, ensuring that all essential amenities are readily available. Outside, the driveway provides ample parking space, a valuable asset in this sought-after location.

Lymm Avenue benefits from excellent transport links, making commuting a breeze, whether you are heading into Lancaster city centre or further afield. Additionally, the area is well-served by local schools, making it an attractive option for families with children.

This semi-detached house on Lymm Avenue presents a wonderful opportunity to secure a comfortable and convenient home in a desirable neighbourhood. With its spacious layout and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

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.





Entrance Hall

UPVC door into entrance hall, radiator, smoke alarm, door to living room and stairs to first floor.

Living Room

UPVC bay window, radiator, three wall lights, coving, ceiling rose, recessed living flame fireplace and laminate flooring.

Kitchen

UPVC window, radiator, mix of wall and base units with laminate worktops, radiator, double oven in high rise unit, four ring gas hob, extractor fan, one and a half bowl sink with mixer tap, tiled splashback, laminate flooring, doors to storage cupboard, UPVC door to side and French doors into conservatory.

Conservatory

UPVC windows, polycarbonate roofing, radiator, laminate flooring, underfloor heating and UPVC door to rear.

First Floor

Landing

UPVC window, loft access, doors to bedroom one, two, three and shower room.

Bedroom One

UPVC bay window, radiator and picture rail.

Bedroom Two

UPVC window, radiator, picture rail and built in storage.

Bedroom Three

UPVC window and radiator.

Loft Room

Fully boarded and carpeted with velux window.

Shower Room

UPVC window, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed rain shower with rinse head attachment, heated towel rail, fully panelled surround, panelled ceiling and vinyl flooring.

External

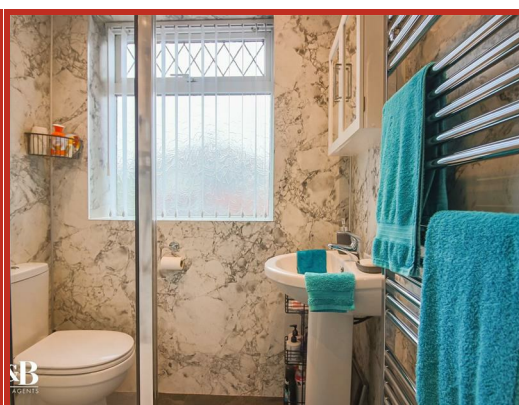
Large Garage with power.

Front

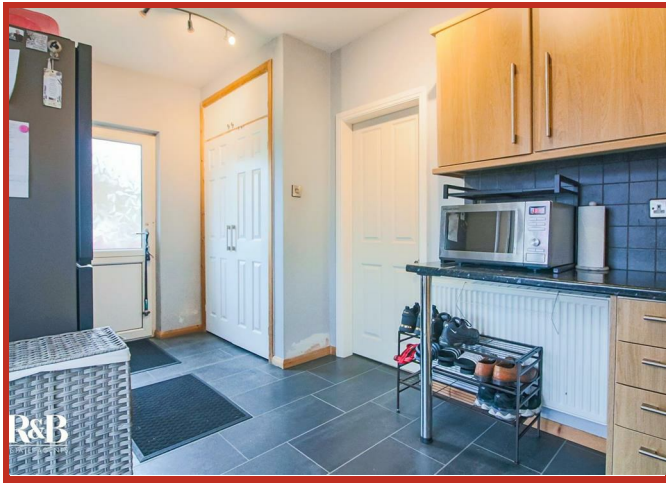
Laid to lawn, mature shrubs and access to rear.

Rear

Parking for 3 + cars,



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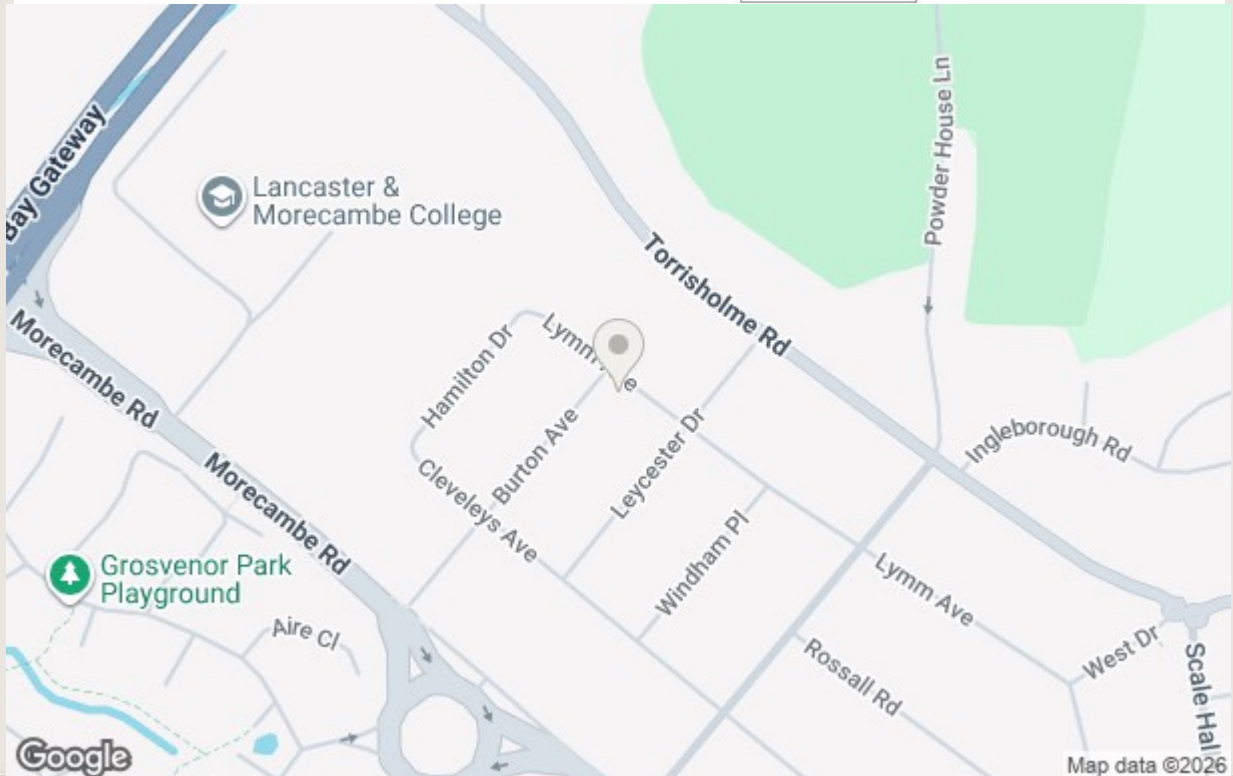
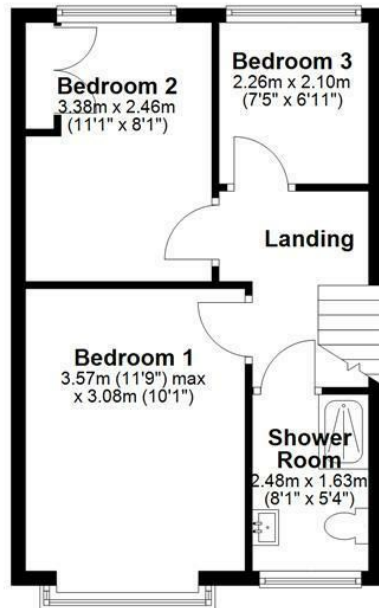
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating	Current	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	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	