



R&B
ESTATE AGENTS

38 Chequers Avenue, Lancaster,
LA1 4HZ

38, Chequers Avenue, Lancaster

The property at a glance **4** **1** **2**

- Impressive Semi Detached Dormer Bungalow
- Four Bedrooms
- Two Reception Rooms Plus Study
- Kitchen / Dining Room
- Driveway & Garage
- Beautifully Landscaped Rear Garden
- Sought After Location
- Tenure: Freehold
- Property Banding: D
- EPC: TBC

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£325,000

Get to know the property



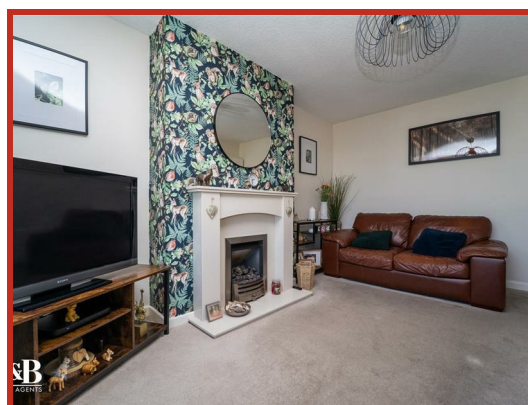
Nestled in the desirable Chequers Avenue in Lancaster, this impressive semi-detached dormer bungalow offers a perfect blend of comfort and style. With four spacious bedrooms and an additional study, this property is ideal for families or those seeking extra space for work or leisure.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed bathroom ensures convenience for all residents. One of the standout features of this home is the beautiful rear garden, a tranquil oasis perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Parking is a breeze with space available for up to three vehicles, making it easy for you and your guests to come and go. The sought-after location adds to the appeal, offering a friendly neighbourhood atmosphere while still being close to local amenities and transport links.

This charming bungalow is a rare find in Lancaster, combining practicality with a warm and welcoming feel. Whether you are looking to settle down or invest in a property with great potential, this home is not to be missed.

*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 Hall

UPVC double glazed frosted door, wood single glazed door leading into hall.

Hallway

Gas central heating radiator, smoke alarm, doors leading to reception room one, reception room two, kitchen, bathroom, study, stairs leading to 1st floor, laminate floor.

Reception Room 1

UPVC double glazed window, gas central heating radiator, living effect fireplace, marble hearth and surround.

Reception Room 2

UPVC double glazed sliding doors leading to rear access, under stair storage, gas central heating radiator, laminate floor.

Kitchen

UPVC double glazed windows x 2, glass splash back, panelled in line wall and base units, granite worktops, one and a half corner stainless steel sink with mixer tap, Neff 4 ring electric hob electric oven, built in a high-rise Neff grill and microwave, built in fridge freezer, plumbing for dishwasher, plumbing for washing machine, concealed valiant combination boiler, laminate floor.

Bathroom

UPVC double glazed frosted window for spotlights, Gas central heating towel radiator, fully tiled walls, dual flush WC, pedestal sink with mixer tap, panelled in bath with mixer tap with overhead, direct feed shower, tile floor.

Study

UPVC double glazed window, Gas central heating radiator, built cupboards, laminate floor.

First Floor

Landing

Smoke alarm, doors leading to bedrooms 1, 2, 3 and 4, stairs leading to ground floor.

Ensuite

Extractor fan, fully tiled walls, low rise WC, wall mounted sink with mixer tap, single shower cubicle.

Bedroom 1

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

Bedroom 2

Double glazed Velux window, gas central heating radiator, storage cupboard, built-in wardrobes, loft access.

Bedroom 3

UPVC double glazed window, gas central heating radiator, window, built-in wardrobes.

Bedroom 4

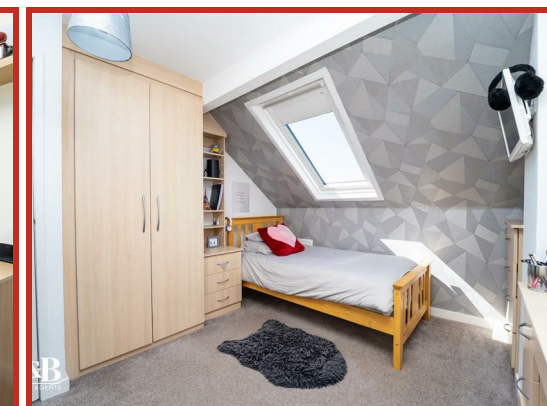
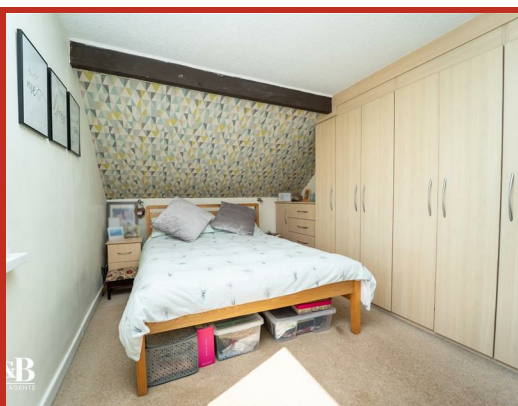
Double glazed window, gas central heating radiator, built-in cupboards.

Front Garden

Concrete parking area, tarmac driveway leading to Garage.

Rear Garden

Flagged with flowerbeds, lawn.



38 Chequers Avenue,
property Lancaster, LA1 4HZ



38 Chequers Avenue, Lancaster, LA1 4HZ



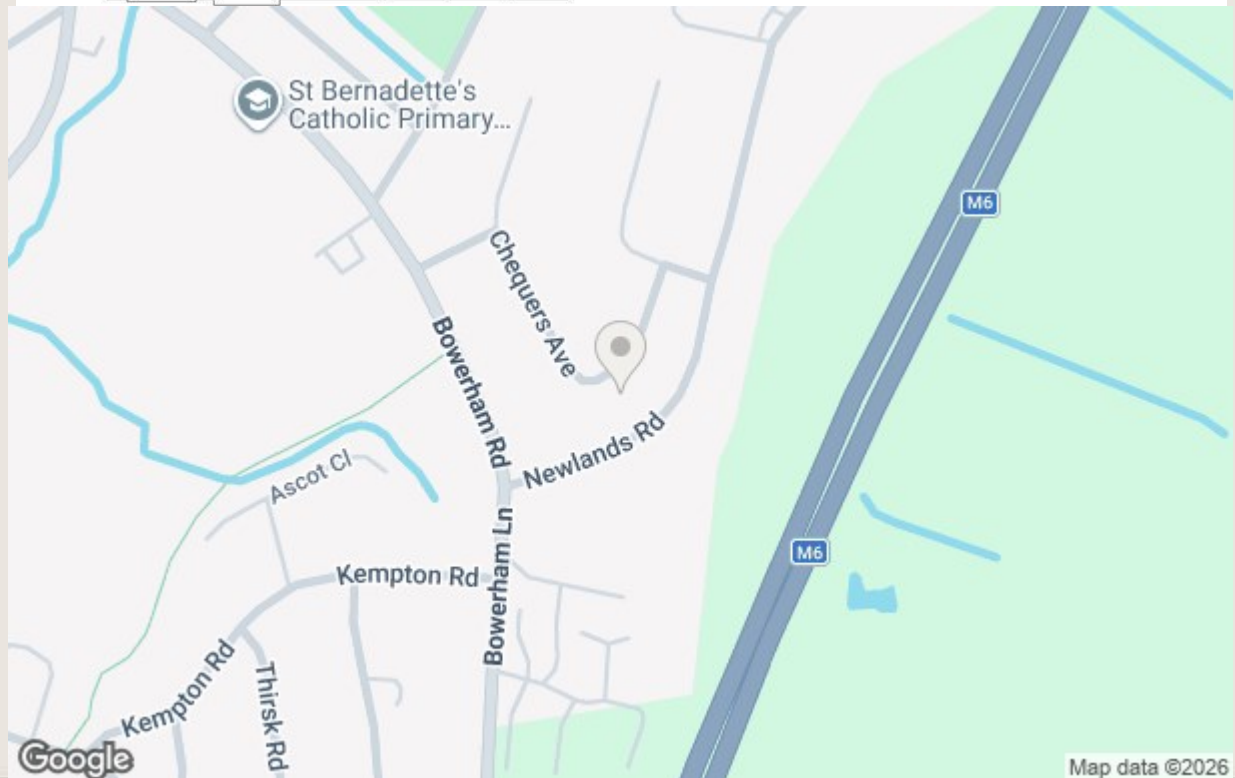
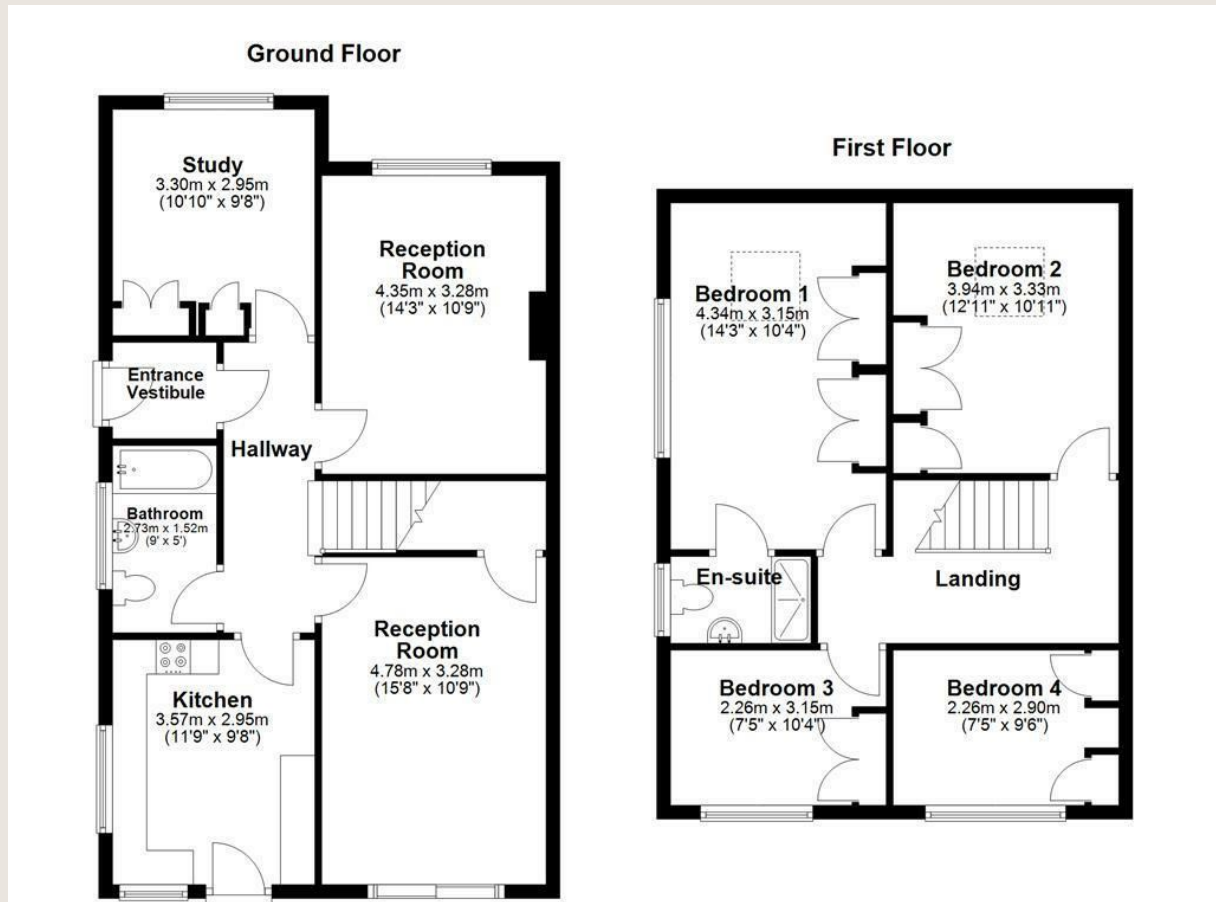
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbestateagents.co.uk

Take a nosey round



GET IN TOUCH TODAY
 01524 889000
 lancaster@rbestateagents.co.uk
 www.rbestateagents.co.uk

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	
61	76
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