



5, Penrhyn  
Road, Lancaster, LA1 5HG

5, Penrhyn Road, , Lancaster

## The property at a glance **3** **1** **2**

- Impressive Semi Detached House
- Three Bedrooms, Two being double!
- Two Reception Rooms
- UPVC Double Glazing
- Gas Central Heating
- Gardens to Front & Rear
- Double Driveway Providing Ample Parking
- Sought After Residential Locations
- Easy Access to M6 Motorway
- No Upward Chain!

**R&B**  
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**£255,000**

# Get to know the property



This attractive three bedroom semi detached house is located in a sought after residential area, offered with no chain delay!

Entrance is via stylish wooden front door with stained glass leading into porch and welcoming hallway. The lounge has a bay fronted window with front outlook and a feature fireplace with coal effect gas fire, moving through to the dining room there is a feature electric fire and UPVC patio doors leading to the rear garden. There is a stylish, modern fitted kitchen with a range of wall, drawer and base units with integrated gas hob and cooker.

Further benefits include: ground floor WC with wash hand basin, gas central heating, UPVC double glazing oak flooring and newly fitted carpet.

Rooms to the first floor include two double bedrooms and a third single bedroom alternatively There is a fully fitted bathroom including bath and corner shower cubicle, low flush WC and wash hand basin.

Externally the property is on a corner position with good sized front garden with lawn and paving, double driveway providing off road parking and a private rear garden with paved area and elevated artificial lawn.

Situated in the Scale Hall area of Lancaster, the property is in a great location close to local amenities, schools and bus services. There is also easy access to the link road leading to the motorway and Lancaster City Centre.

\*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.

**Reception Room**  
11'10" x 11'10"

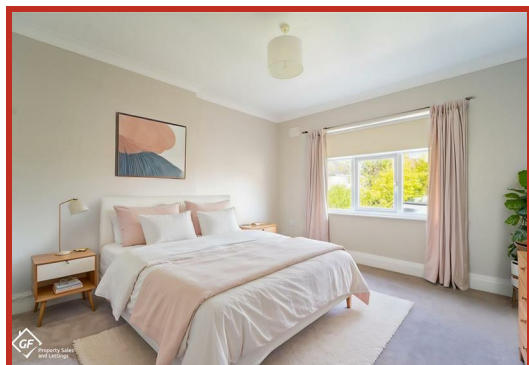
**Kitchen/Dining Room**  
17'8" x 12'0"

**Bedroom One**  
11'10" x 11'3"

**Bedroom Two**  
12'0" x 11'3"

**Bedroom Three**  
7'11" x 6'9"

**GF Disclaimer**



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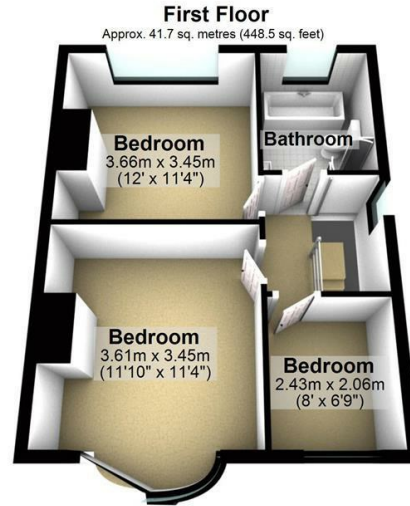
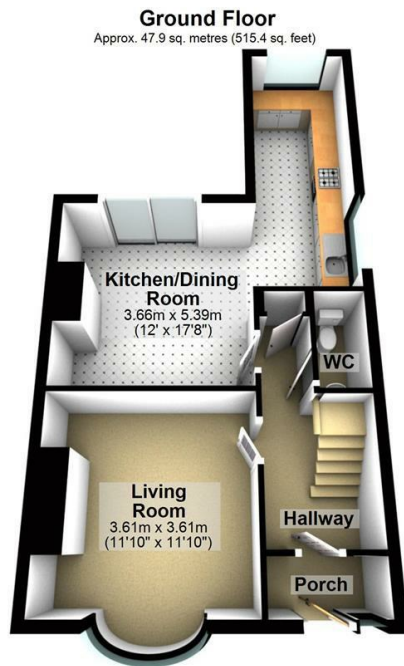
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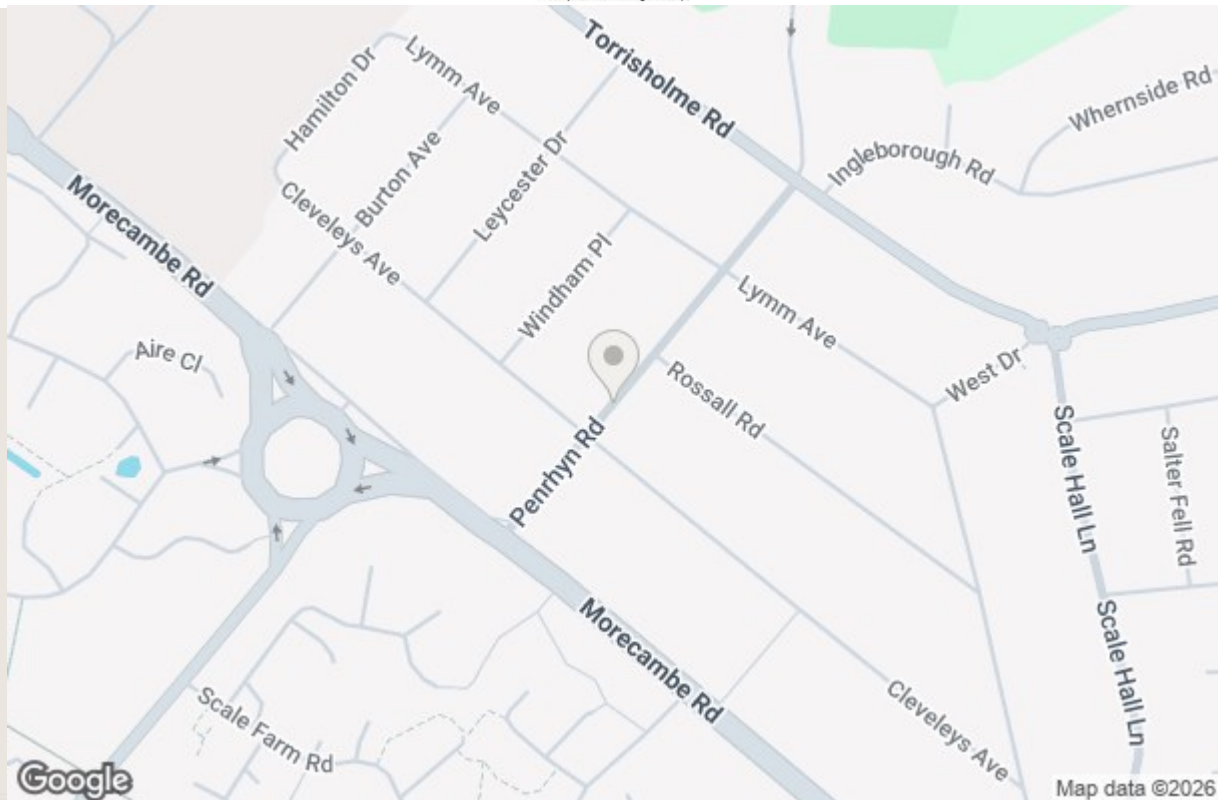
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# Take a nosey round



Total area: approx. 89.5 sq. metres (963.8 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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