



**3 Bed  
House - Semi-Detached  
located in Lancaster**

**Jennings**  
estate agents

**6 St. Pauls Drive**

**Lancaster**

**LA1 4SR**



**Asking price £235,000**

Jennings Estate Agents are delighted to welcome to the market, this wonderful, three bedroom, family home. The property requires updating; the downstairs layout could be redesigned to fully utilise the view to the front of the property. This property would make a wonderful family home.

The property features; open plan entrance hallway to the front; leading into the dining room. The lounge and kitchen are currently positioned to the rear of the property. Stairs leading to the first floor landing, where you will find three bedrooms and a shower room. Externally the property has a large tiered garden, and potential space for off road parking/garage (subject to planning).

Viewings are highly recommended, so please contact the office for further details, and to book an appointment to view this magnificent family home.

### **Entrance Hall**

12'6" x 6'9"

Single glazed window to the front, and uPVC entrance doorway. Stairs leading to the first floor landing. Electric wall heater. Open plan to-

### **Dining Room**

13'5" x 10'10"

(int bay)

Double glazed bay window overlooking the front garden. Gas fire and tiled hearth.

### **Lounge**

13'9" x 11'10"

(into recess)

Double glazed uPVC window to the rear and single glazed window to the side. Gas fire with marble surround. Electric wall heater. Coving to the ceiling.

### **Kitchen**

10'3" x 7'11"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit. Free standing cooker with four ring electric hob. Space for a fridge freezer and washing machine. Single glazed window and uPVC door leading to the rear garden.

### **First Floor**

#### **First Floor Landing**

Access to the loft space.

#### **Master Bedroom**

11'7" x 9'3"

(plus wardrobes)

Double glazed uPVC window to the front aspect. Fitted wardrobes.

#### **Bedroom Two**

11'2" x 10'10"

Double glazed uPVC window to the rear aspect.

#### **Bedroom Three**

7'12" x 8'10"

(into recess)

Single glazed window to the front aspect.

#### **Shower Room**

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed window to the rear aspect.

### **Exterior**

#### **External**

A large tiered front garden split over four levels. Low maintenance with paved patio area and stone chippings. Potential space to the bottom of the garden for a large garage. (subject to planning).

The rear garden is mainly paved and offers flowerbeds and a pathway leading to the front garden.



St. Pauls Drive. Lancaster, LA1 4SR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: E**  
**Council Tax Band: B**

**DIRECTIONS**

**CONTACT**

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