



R&B
ESTATE AGENTS

71 Pinfold Lane, Lancaster, LA1
2BJ

71, Pinfold Lane, Lancaster

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

- Modern kitchen
- Enclosed rear garden
- Ideal for first time buyers
- Three well proportioned bedrooms
- Close to schools and local amenities
- Tenure Freehold
- EPC Rating D
- Council Tax Band A
- Transport Links & Amenities
- Offered With No Chain Delay!

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£145,000

Get to know the property



Nestled on the charming Pinfold Lane in Lancaster, this delightful house presents an excellent opportunity for first-time buyers and investors alike. With three well-proportioned bedrooms, this property offers ample space for families or those seeking a comfortable living environment.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The good-sized modern kitchen is a highlight, providing a functional space for culinary pursuits and family gatherings.

Step outside to discover the enclosed rear garden, a lovely outdoor area ideal for relaxation or play, offering a private retreat from the hustle and bustle of daily life.

Conveniently located, this property is in close proximity to local schools and amenities, making it an attractive choice for families and professionals. With its blend of space, comfort, and a prime location, this home on Pinfold Lane is not to be missed.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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

5.79 x 0.70 (18'11" x 2'3")

Reception Room One

4.39 x 3.28 (14'4" x 10'9")

Reception Room Two

4.06 x 3.28 (13'3" x 10'9")

Kitchen

4.70 x 2.67 (15'5" x 8'9")

Landing

2.23 x 1.73 (7'3" x 5'8")

Bathroom

1.82 x 1.78 (5'11" x 5'10")

Bedroom One

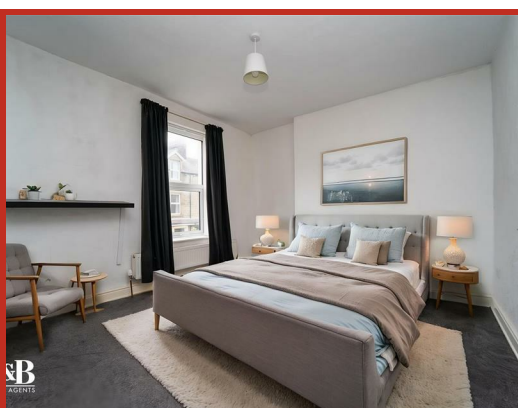
4.14 x 3.56 (13'6" x 11'8")

Bedroom Two

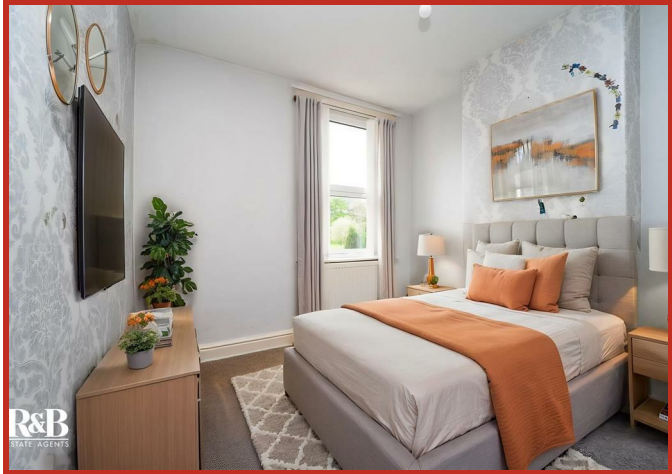
4.04 x 2.51 (13'3" x 8'2")

Bedroom Three

3.00 x 2.74 (9'10" x 8'11")



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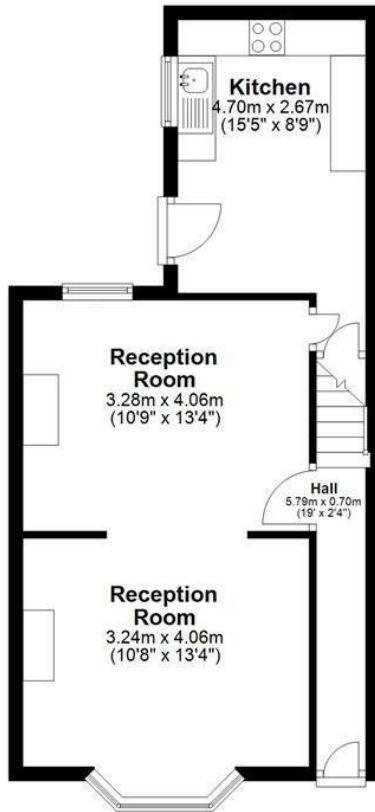
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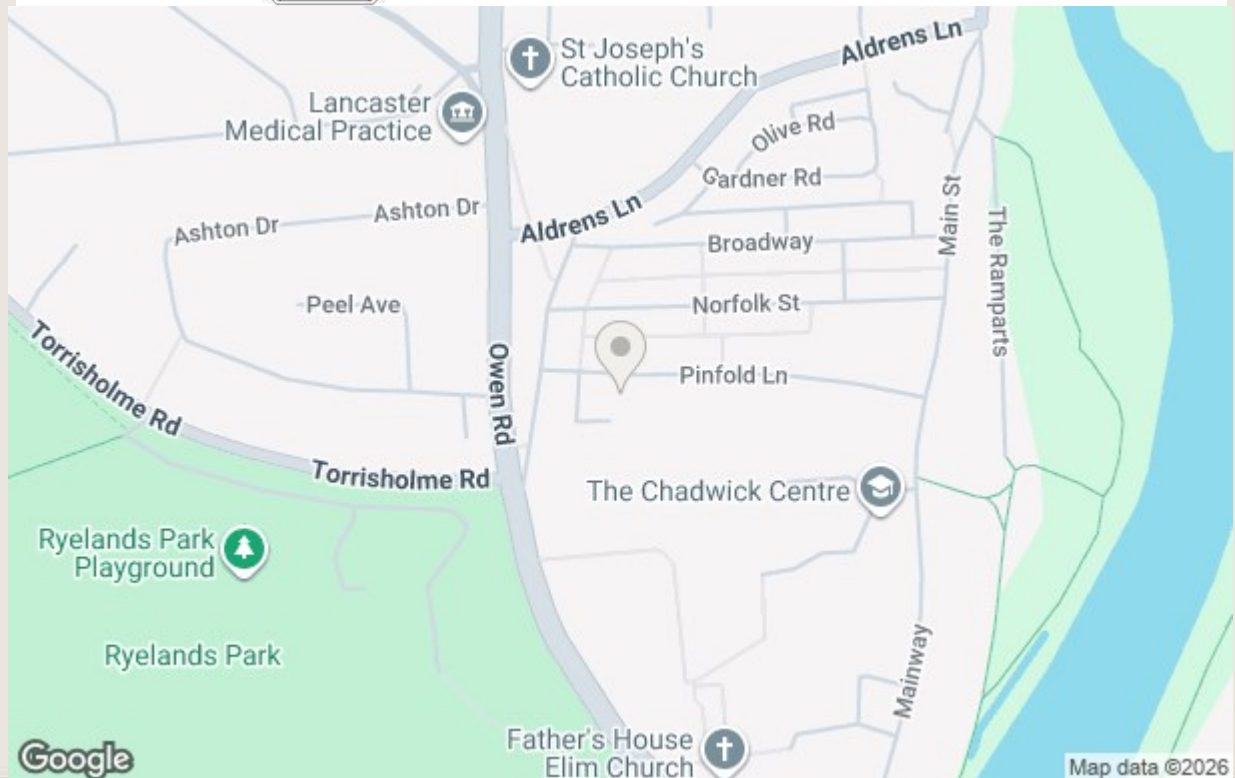
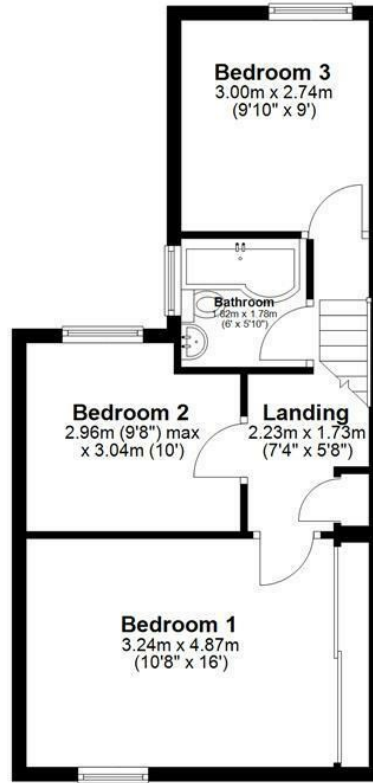
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(65-80) C	
(55-64) D	62
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(45-60) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC