



R&B
ESTATE AGENTS

11 Burnfell Road,
Lancaster, LA1 2QB

11, Burnfell Road, Lancaster

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

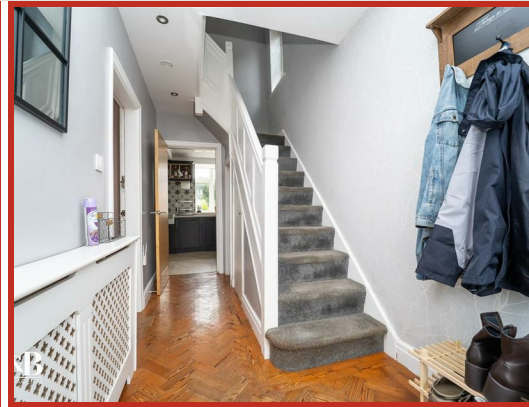
- Semi Detached Property In Cul-de-sac Location
- Three Bedrooms & Loft Room
- Lounge & Kitchen Diner
- Driveway Leading To Garage
- Enclosed Rear Garden
- Easy Access to M6 Link Road, Schools, Transport Links, City Centre
- Tenure: Freehold
- Property Band: B
- EPC: D

R&B
ESTATE AGENTS

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

£225,000

Get to know the property



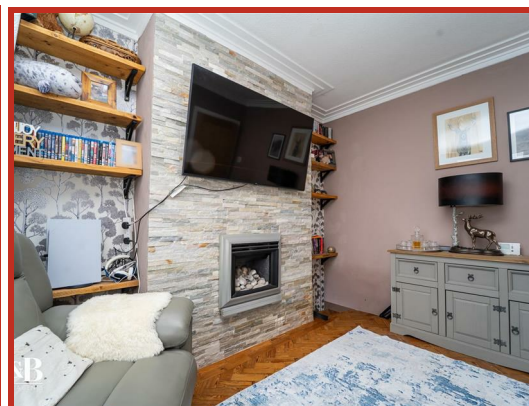
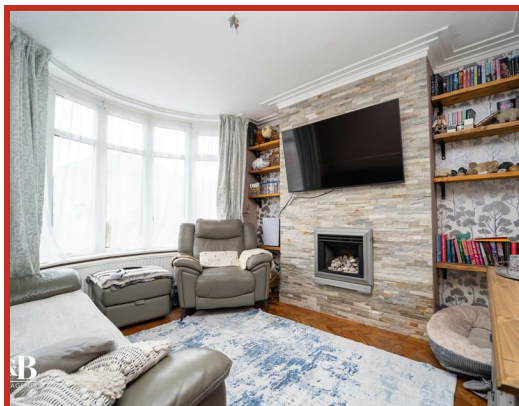
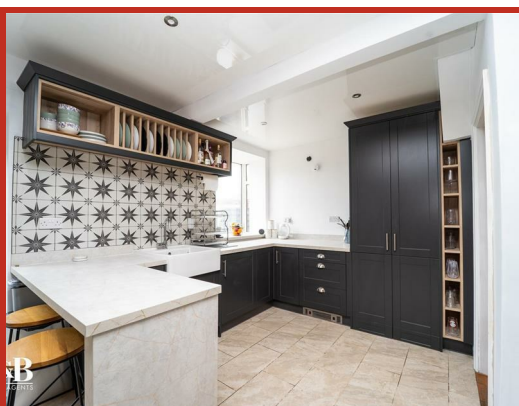
Nestled on the charming Burnfell Road in Lancaster, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. Boasting three well-proportioned bedrooms, this home is perfect for those looking to settle in a welcoming community.

Upon entering, you will be greeted by a bright reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The contemporary kitchen is a standout feature, designed with modern living in mind, providing a stylish and functional space for culinary enthusiasts.

The property also benefits from a loft space, which can serve as additional storage or a playful retreat for children, adding versatility to the home. Outside, the low-maintenance garden offers a pleasant area for outdoor enjoyment, while the shared driveway and garage provide convenient parking options.

This lovely family home combines practicality with contemporary design, making it a wonderful choice for those looking to create lasting memories in a vibrant neighbourhood. Don't miss the chance to make this property your own.

For further information, please contact the office at your earliest convenience.





Hall

4 x Spot light points, UPVC double glazed window, UPVC double glazed frosted French doors, central heating radiator, herringbone wood floor, doors to reception room and kitchen, stairs to first floor.

Reception Room 1

UPVC double glazed bay window, coving, herring bone wood floor, central heating radiator, gas fire.

Kitchen

UPVC double glazed box bay window, 8 x spot light points, Shaker style wall and base units with marble effect worktops, range cooker, 5 ring gas hob, electric oven, Belfast sink and mixer tap, tiled splash back, plinth heater, plumbing for washing machine, space for dryer, breakfast bar, tiled floor.

Landing

UPVC double glazed stained window, stairs to second floor and ground floor, doors to bathroom and bedrooms 1-3.

Bathroom

UPVC double glazed frosted window, 5 x spot light points, central heating radiator, radiator, half tiled to complement, rainfall shower, vanity top sink with mixer tap, floor mounted WC.

Bedroom 1

UPVC double glazed bay window, central heating radiator.

Bedroom 2

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

Bedroom 3

UPVC double glazed window, central heating radiator.

Loft Room

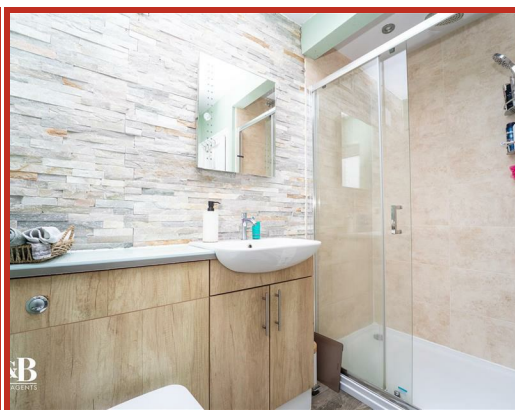
Wood double glazed Velux window, electric, access into eaves.

Front

Driveway leading to Garage

Rear Garden

Private and enclosed paved area with well maintained shrubs.



11 Burnfell Road, Lancaster,
LA1 2QB



11 Burnfell Road, Lancaster,
LA1 2QB



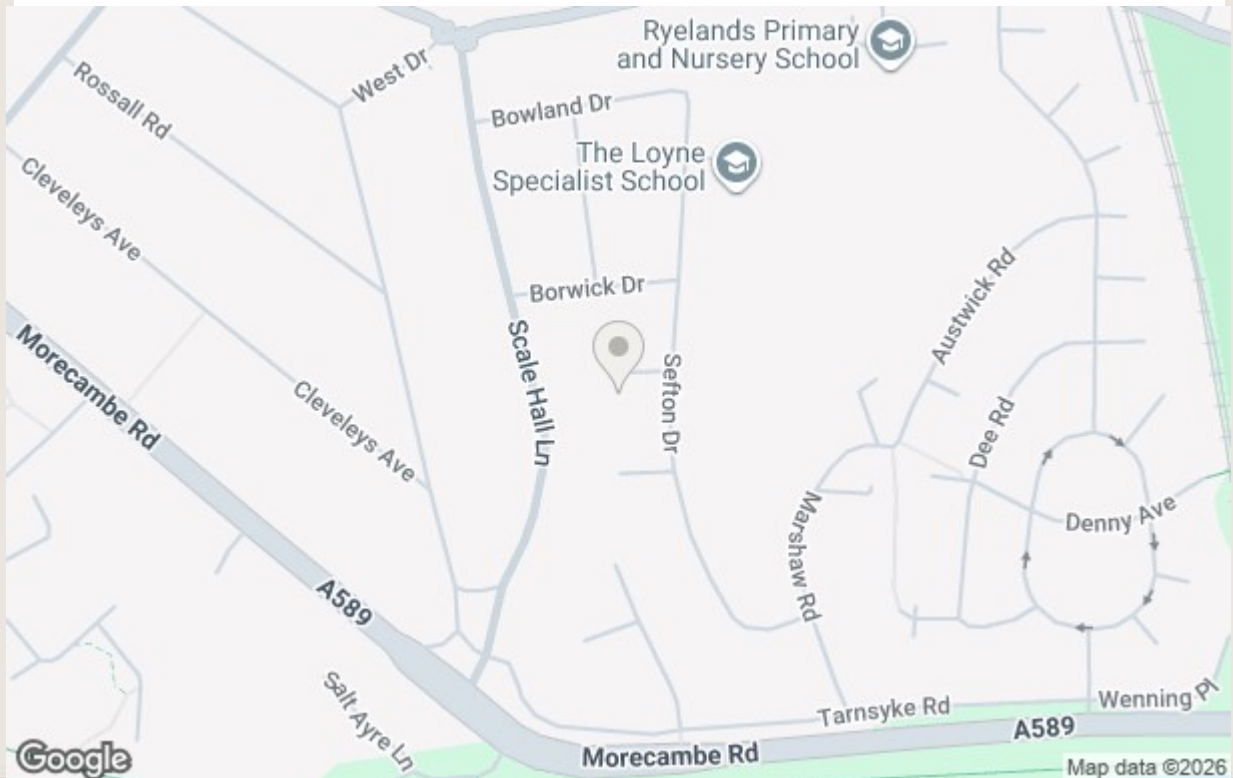
GET IN TOUCH TODAY

01524 889000

lancaster@rbstateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



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

