



76 Coastal Road, Hest Bank,  
Lancaster, Lancashire, LA2 6HQ

76, Coastal Road, Hest Bank, Lancaster

## The property at a glance 3 2 3

- Impressive Detached Family Home
- Bursting with Potential!
- Excellent Investment Opportunity!
- Spacious Lounge & Kitchen Diner
- Prestigious Location of Hest Bank
- Fantastic Plot In Country Setting
- M6 Link Road Only Minutes Away
- Council Tax D
- Freehold
- EPC Rating D

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

**£350,000**



# Get to know the property

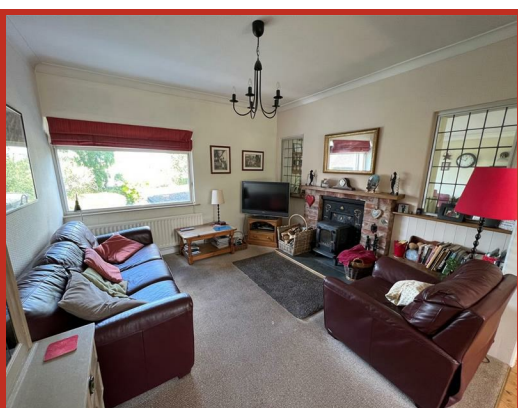


Nestled along the picturesque Coastal Road in Hest Bank, Lancaster, this charming detached house presents an exciting opportunity for those seeking a property brimming with potential. While the house is in need of some work, this presents a unique chance for you to personalise and transform the space into your dream home, tailored to your specific tastes and needs.

One of the standout features of this home is its potential for improvement. The property invites you to live in it while undertaking any necessary renovations, allowing you to personalise your space to suit your tastes and lifestyle. Whether you envision modernising the interiors or enhancing the outdoor areas, the possibilities are endless.

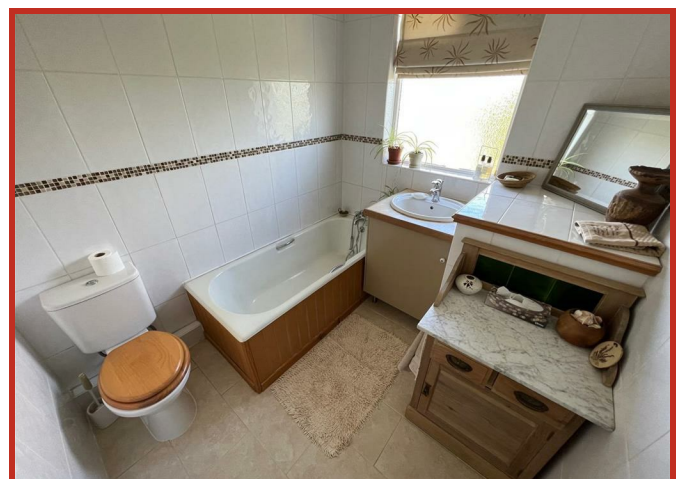
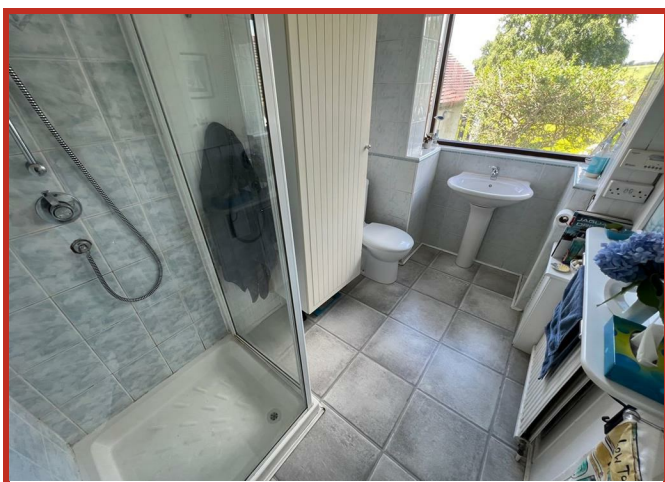
Another standout features of this home is the generous parking space, accommodating up to five vehicles, which is a rare find in this desirable area. The extensive garden holds great potential for those with a vision to create their own outdoor oasis. Imagine transforming this space into a beautiful garden retreat, perfect for summer gatherings or evenings under the stars.

The location itself is a significant draw, offering the tranquillity of a beautiful country setting with lovely coastal and canal walks, village amenities and easy access to the M6 link road. This house is not just a property; it is a canvas awaiting your creative vision. With some imagination and effort, you can unlock its full potential and create a stunning residence that reflects your style. Whether you are looking to invest or seeking a family home, this property on Coastal Road is a remarkable opportunity.



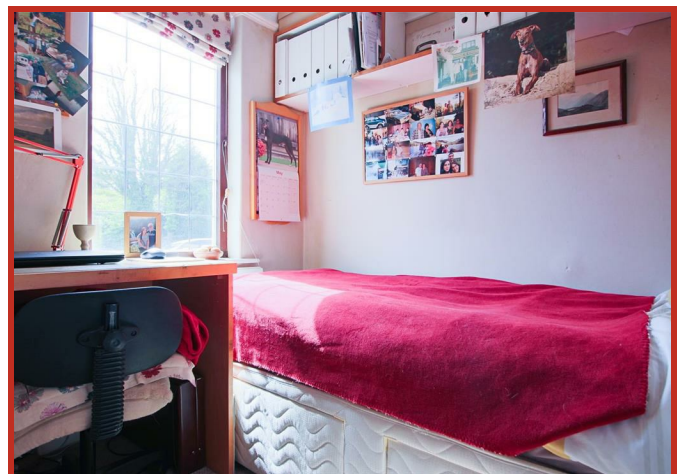


76 Coastal Road, Hest  
Bank, Lancaster,  
Lancashire, LA2 6HQ





76 Coastal Road, Hest  
Bank, Lancaster,  
Lancashire, LA2 6HQ

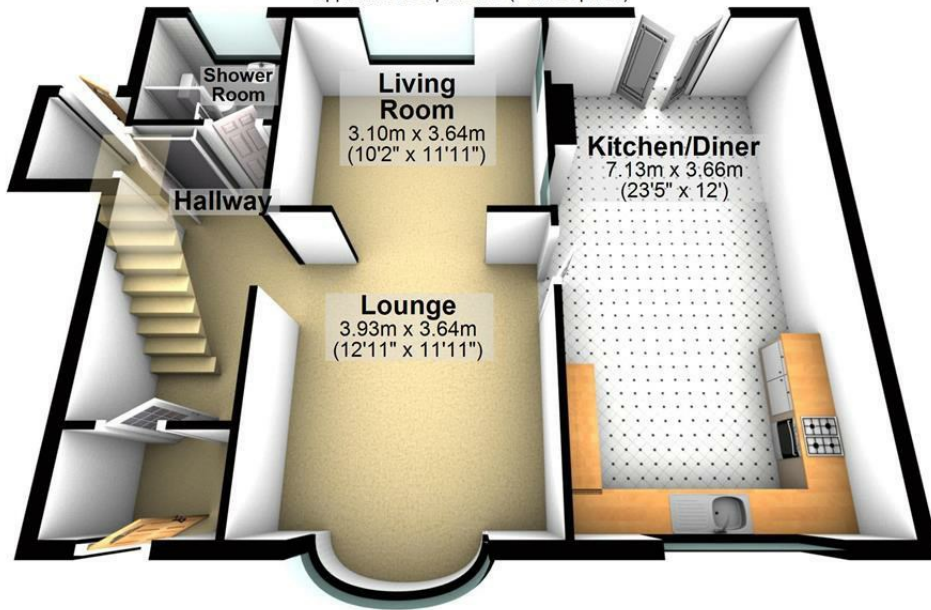




# 76 Coastal Road, Hest Bank, Lancaster, Lancashire, LA2 6HQ

## Ground Floor

Approx. 68.9 sq. metres (741.8 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 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.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

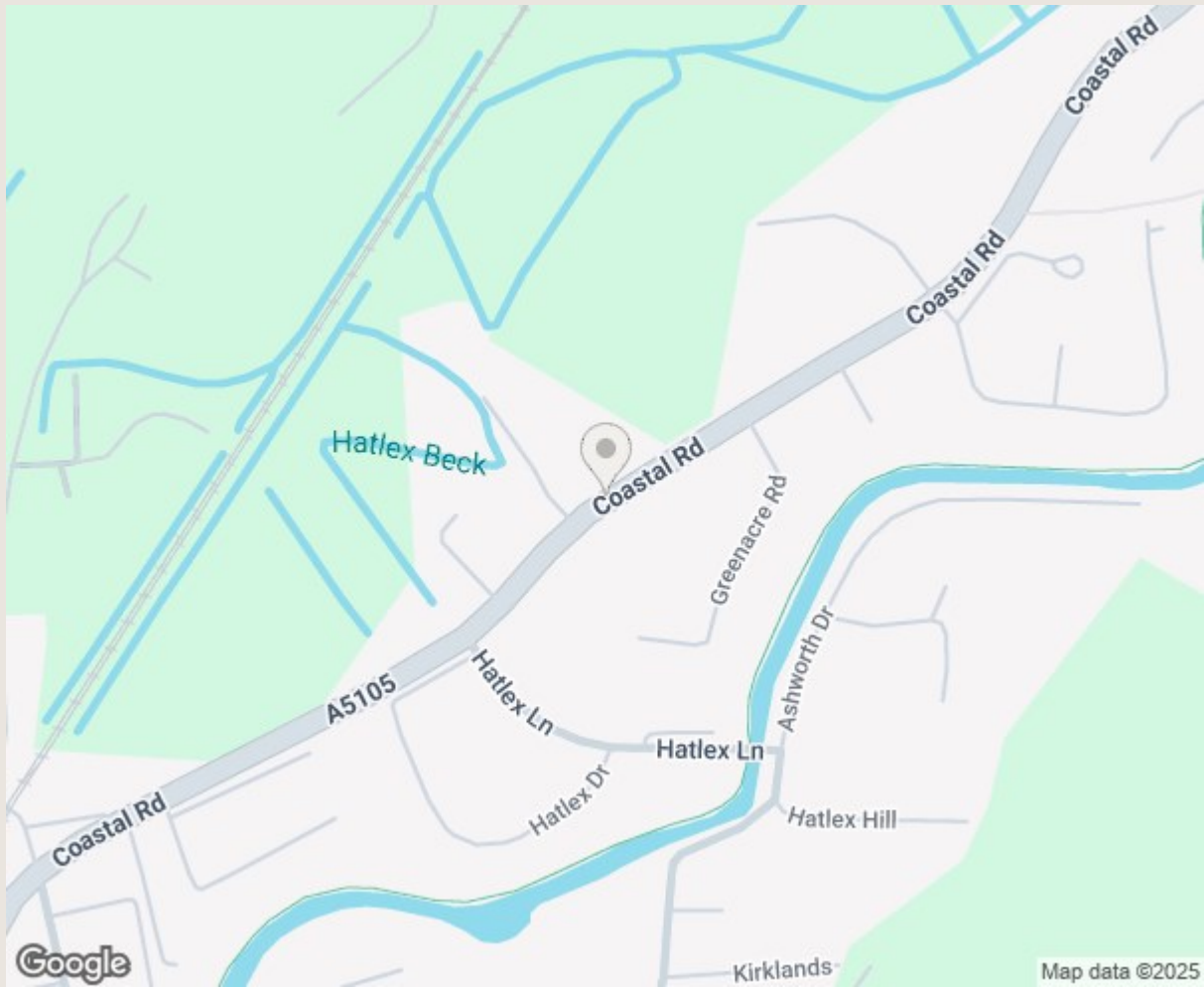
**GET IN TOUCH TODAY**

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

# Take a nosey round



Working in association with

**JANE PARTON**  
MORTGAGE STUDIO

**01524 967000**

**[www.janepartonmortgagestudio.co.uk](http://www.janepartonmortgagestudio.co.uk)**

Offices in Morecambe & Lancaster:

2a China Street, Lancaster, LA1 1EX

37 Princes Crescent, Bare, Morecambe, LA4 6BY

316 Lancaster Road, Torrisholme, Morecambe, LA4 6LY

**R&B**  
ESTATE AGENTS

**GET IN TOUCH TODAY**

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>80</b>
	<b>56</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	