



R&B
ESTATE AGENTS

30 Borrowdale Road, Lancaster,
LA1 3EU

30, Borrowdale Road, Lancaster

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

- Impressive End Terraced Property Across Three Floors
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room In Cellar
- Spacious Lounge
- Family Rear Garden
- Tenure: Freehold
- Property Band: A
- EPC: E
- Planning Permission Granted For A Single Storey Side & Rear Extension

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£300,000

Get to know the property



Nestled on Borrowdale Road in the charming city of Lancaster, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The large bathroom provides ample facilities, ensuring that morning routines are both efficient and enjoyable.

One of the standout features of this home is the generously sized garden, which presents a wonderful opportunity for outdoor relaxation and entertaining. Whether you envision summer barbecues, a safe play area for children, or simply a tranquil space to unwind, this garden is sure to meet your needs.

The location itself is a significant advantage, as Borrowdale Road is known for its pleasant surroundings and community spirit. Residents can enjoy easy access to local amenities, schools, and parks, making it a highly desirable area for both families and professionals alike.

This property is not just a house; it is a place where memories can be made. With its spacious interiors and lovely outdoor space, it invites you to create a home that reflects your lifestyle. If you are looking for a welcoming residence in a lovely location, this end terrace house on Borrowdale Road is certainly worth considering.

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





Entrance

Wood double glaze stained window, wood door, coving, dado rail, central heating radiator, original tiles, stairs to first floor, doors to reception rooms 1 and 2.

Reception Room 1

Wood single glazed bay window, central heating radiator, , coving, ceiling rose, cast iron multi-fuel fire, marble surround, picture rail.

Reception Room 2

Wood single glazed sash window, central heating radiator, picture rail, open cast iron fire, tiled hearth, wood floor, door to cellar.

Cellar

Electricity, plumbing for washing machine, space for dryer.

Kitchen

Wood double glazed window, central heating radiator, wood door, Ideal combi boiler, tile splash back, range of wall, drawer and base units, 4 ring electric hob, electric oven, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge, tile floor.

First Floor Landing

Wood single glazed stained window, stairs to ground floor and second floor, storage cupboard.

Bathroom

UPVC double glazed window, central heating towel radiator, half tiling to complement, pedestal sink with mixer tap, dual flush WC, bath with mixer tap, electric shower and rinse head, lino floor.

Bedroom 2

UPVC double glazed window, central heating radiator, open Vast Iron fire, hearth with wood surround,

Second Floor Landing

Smoke alarm, loft access, stairs to first floor, doors to bedrooms 1 and 3.

Bedroom 1

UPVC double glazed window, central heating radiator.

Bedroom 3

UPVC double glazed window, central heating radiator, wood floor.

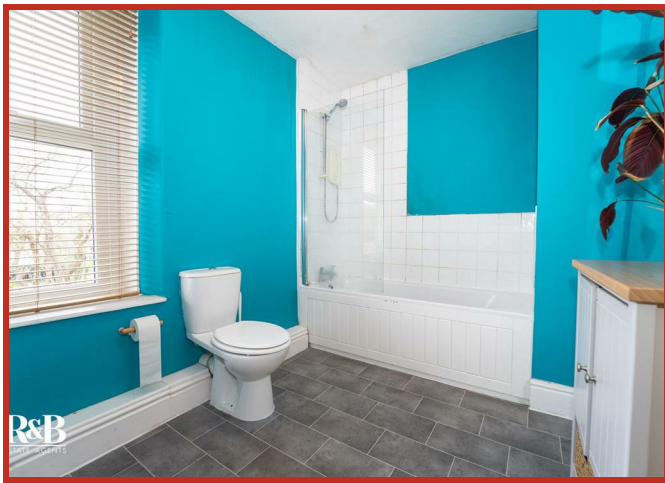
Front

Mature shrubs and stones.

Expansive Rear Garden



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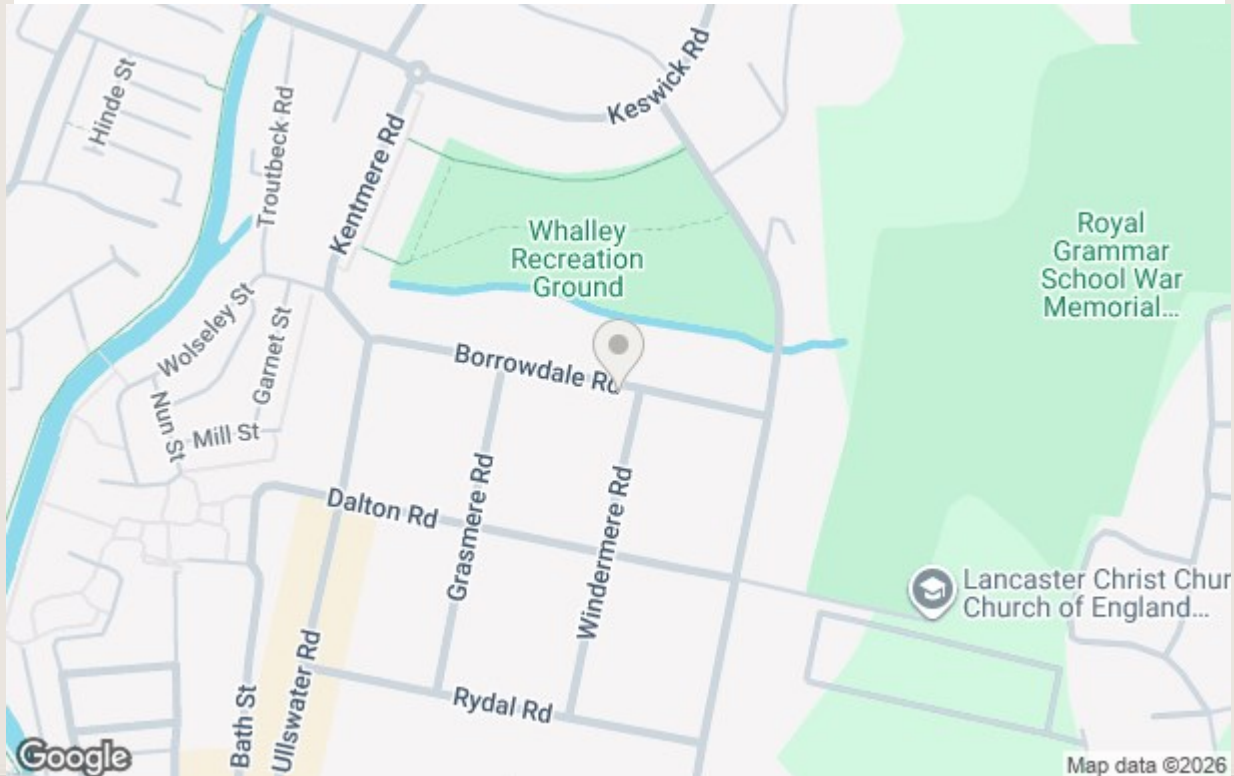
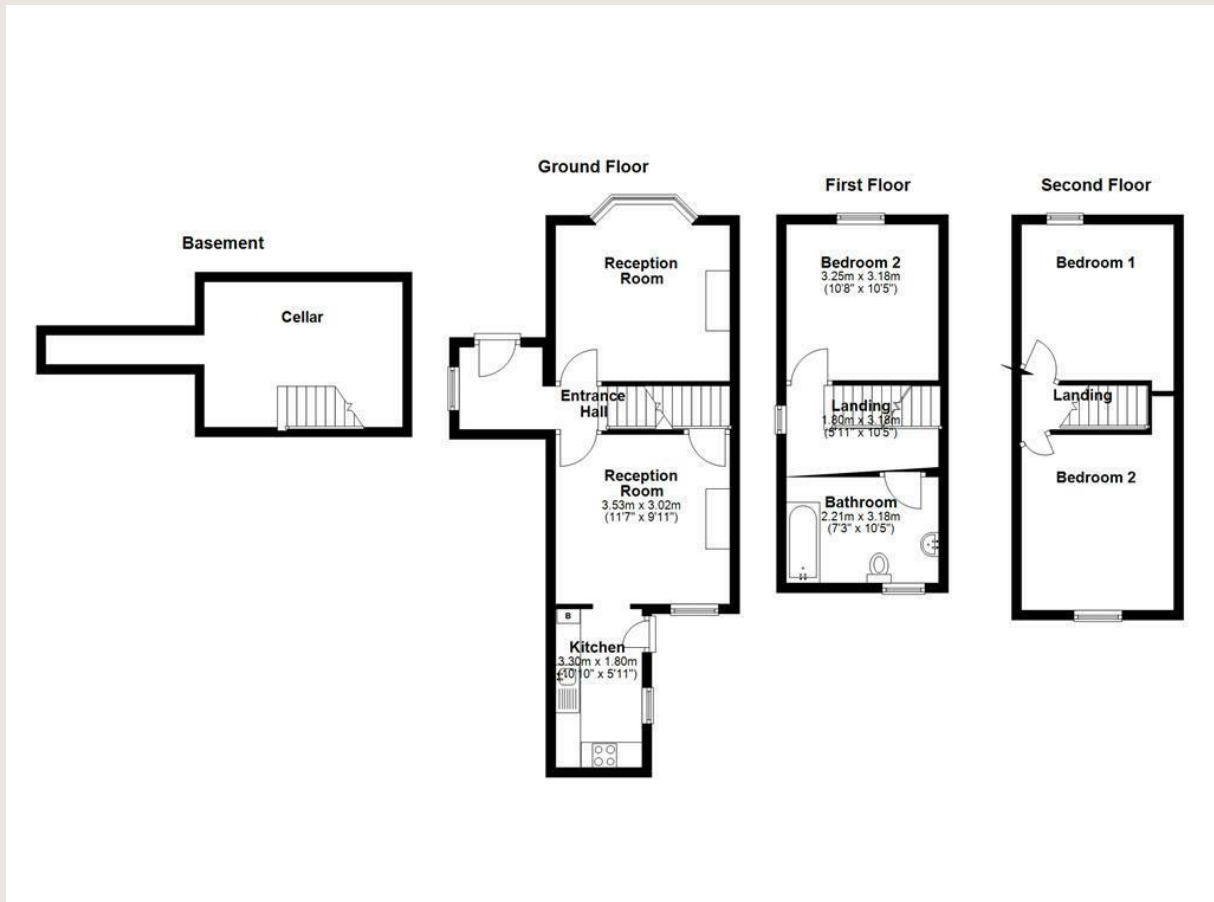
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Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	46
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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