



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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lancaster@rbestateagents.co.uk
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£150,000

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.





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

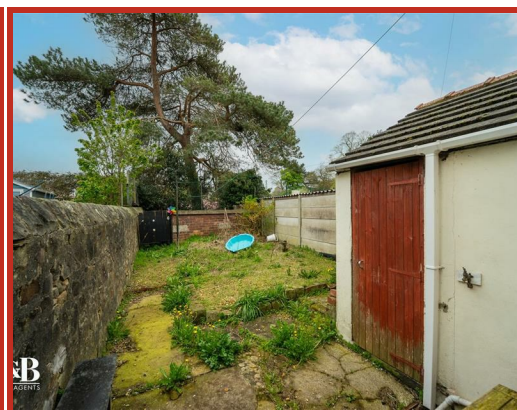
4.14 x 3.56 (13'6" x 11'8")

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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LA1 2BJ



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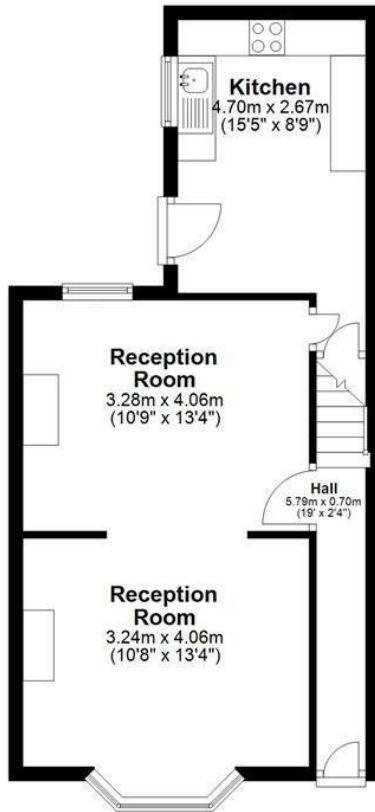
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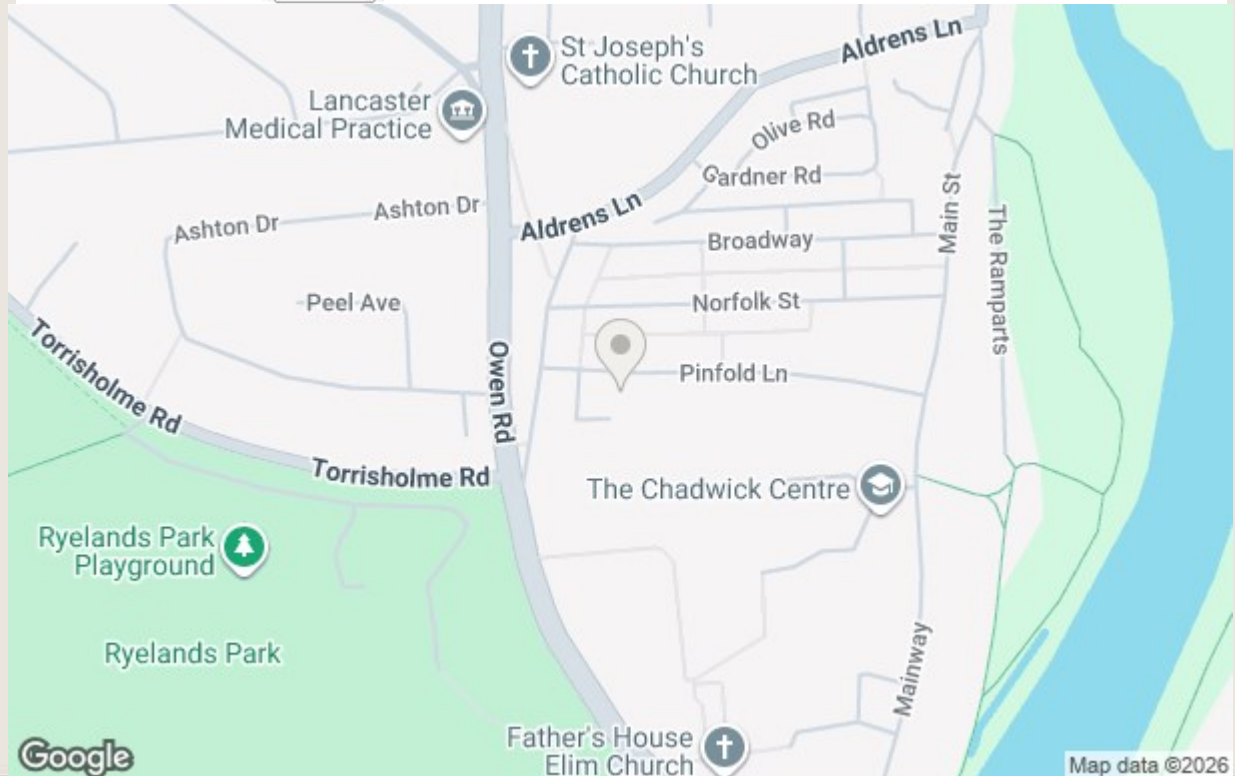
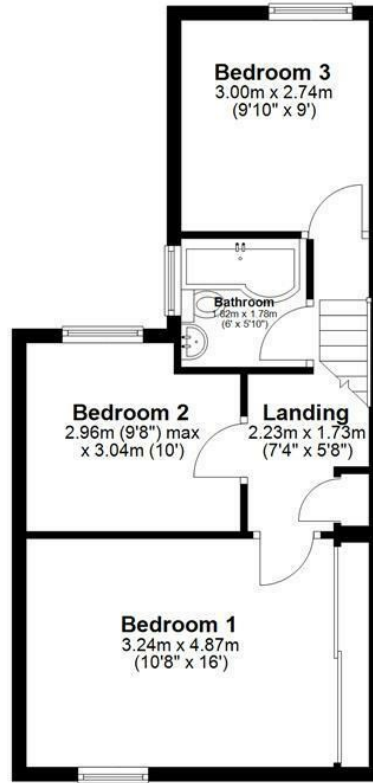
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Take a nosey round

Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating	
Current	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