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ESTATE AGENTS

7 Baker Street, Lancaster, LA1 2ND

7, Baker Street, Lancaster

# The property at a glance 3 1 1

- Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Close to Local Amenities
- Spacious Living/Dining Rooms
- On Street Parking/Rear Yard
- Modern Bathroom
- Freehold
- EPC: E
- CTB: A

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lancaster@rbestateagents.co.uk  
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**£215,000**

# Get to know the property



Nestled in the heart of Baker Street, Lancaster, this charming mid-terrace house offers a delightful blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a versatile living space.

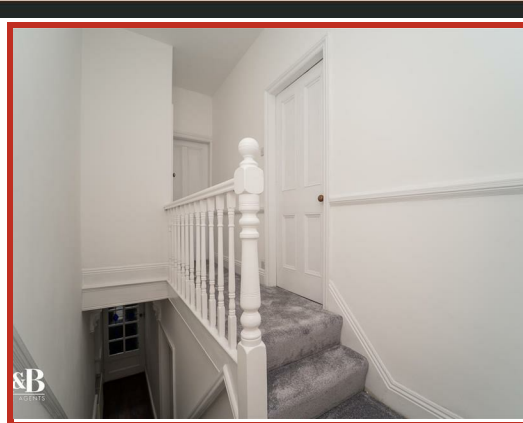
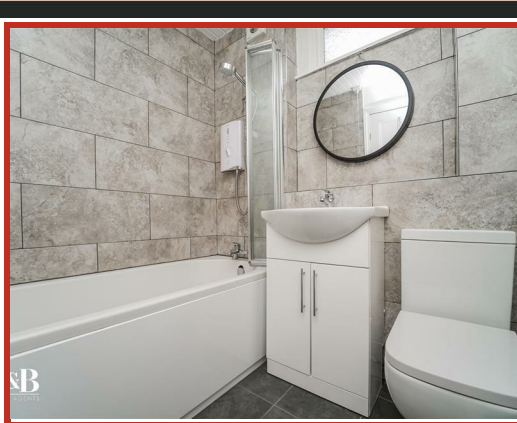
Upon entering, you are greeted by a generous lounge that seamlessly connects to the dining room, creating an inviting atmosphere perfect for both relaxation and entertaining. The well-equipped kitchen is a practical feature, providing ample space for culinary pursuits and everyday living.

The two spacious bedrooms are designed to accommodate a variety of needs, while the third bedroom presents an excellent opportunity for use as an office space, catering to the demands of modern life.

Outside, the low-maintenance rear yard offers a private retreat, ideal for enjoying the fresh air without the burden of extensive upkeep.

This property is not only a comfortable home but also a fantastic opportunity to enjoy the vibrant community of Lancaster. With its convenient location and thoughtful layout, this mid-terrace house is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this lovely property your own.





### **Entrance Hall**

UPVC door into porch, door into entrance hall, radiator, smoke alarm, corbels, dado rail, laminate flooring, door to dining room and stairs to first floor.

### **Dining Room**

UPVC window, radiator, ceiling rose, living flame fireplace with tiled surround, wooden mantel and marble hearth, built in storage, storage cupboard, laminate flooring, opening to living room and door to kitchen.

### **Living Room**

UPVC bay window, radiator, ceiling rose, coving, picture rail, cast iron fireplace with wooden mantel and slate hearth, built in storage and TV point.

### **Kitchen**

UPVC window, mix of wall and base units with solid wood worktops, sink with traditional taps and draining board, tiled splash back, extractor fan, space for freestanding oven, fridge/freezer, washing machine and dishwasher, laminate flooring and door to rear porch.

### **First Floor**

#### **Landing**

Smoke alarm, doors to bedroom one, two, three and bathroom

#### **Bedroom One**

UPVC bay window, radiator and loft access.

#### **Bedroom Two**

UPVC window and radiator.

#### **Bedroom Three**

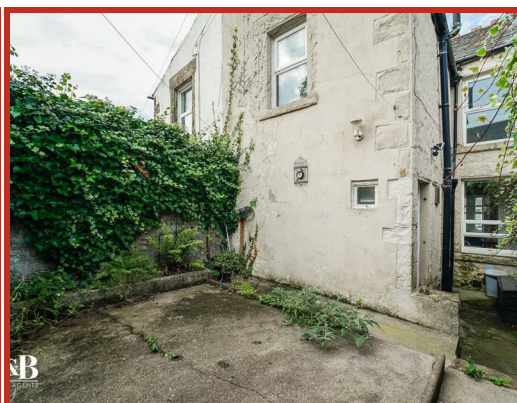
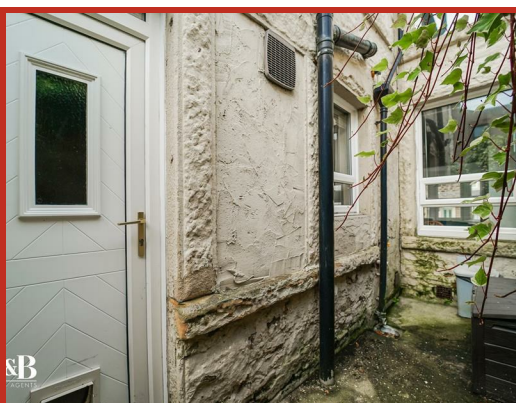
UPVC window and radiator

#### **Bathroom**

UPVC window, dual flush WC, vanity wash basin with mixer tap, panel bath with mixer tap, electric shower over bath, extractor fan, partially tiled surround and laminate flooring.

#### **External**

Rear yard.



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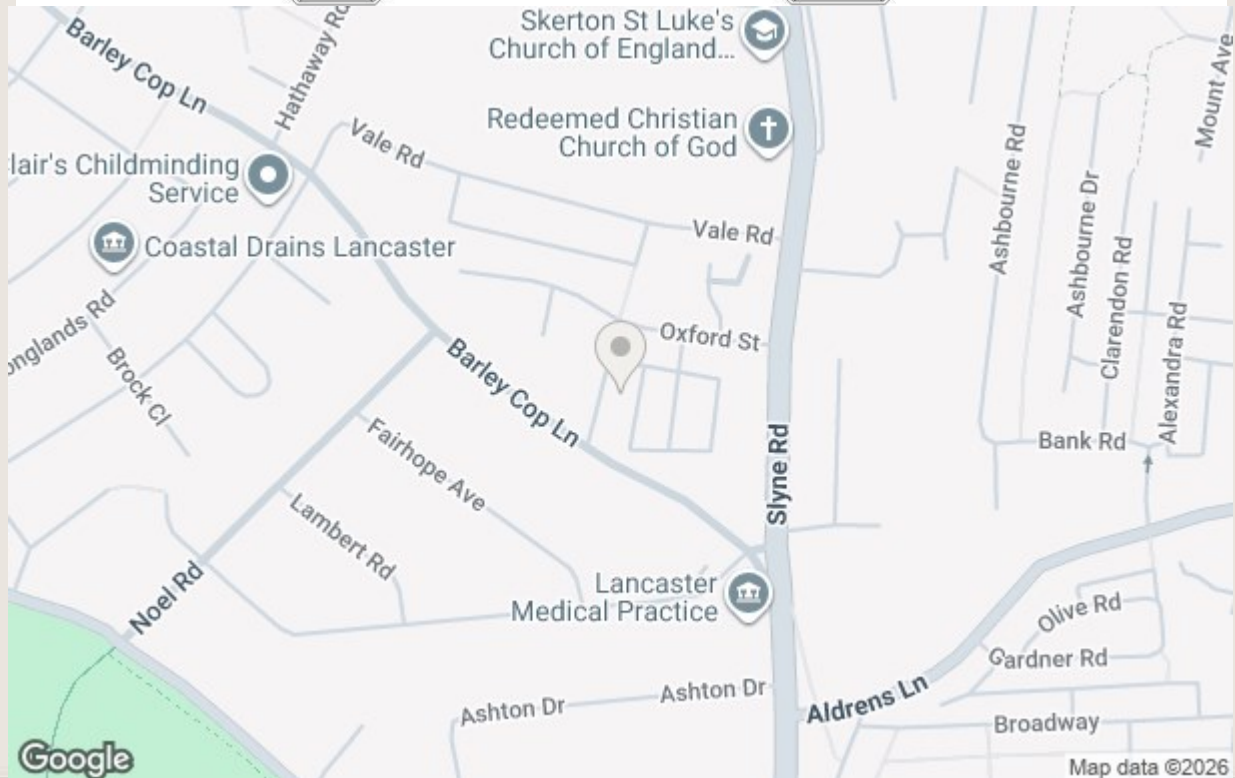
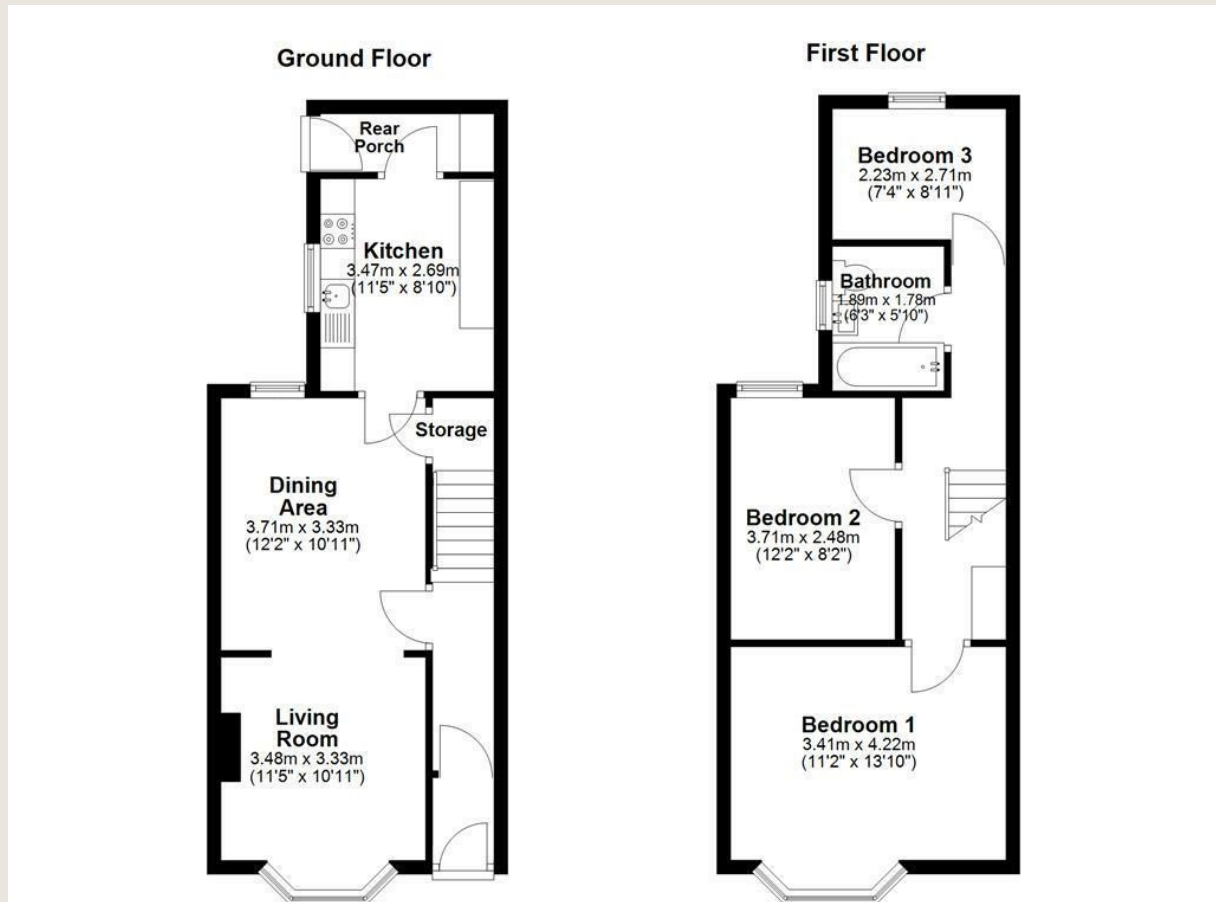
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# Take a nosey round



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <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>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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