



**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

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01524 889000  
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**£225,000**

# Get to know the property



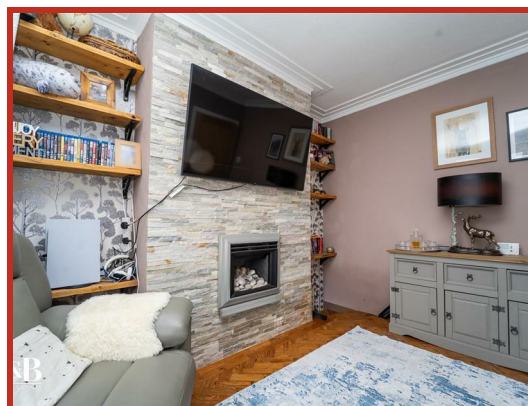
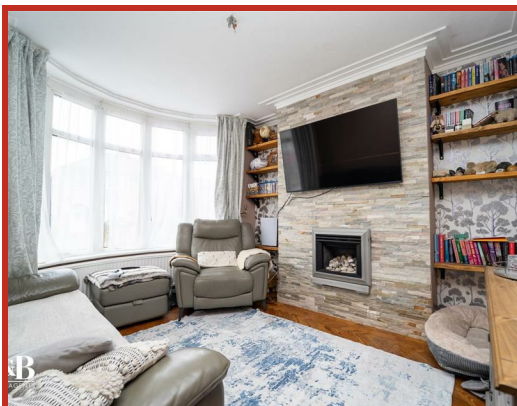
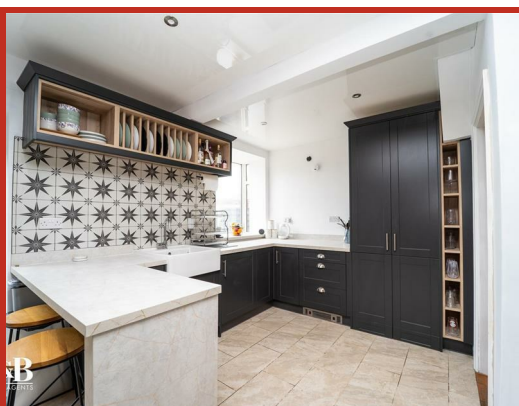
Nestled on the charming Burnfell Road in Lancaster, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. Boasting three well-proportioned bedrooms, this home is perfect for those looking to settle in a welcoming community.

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

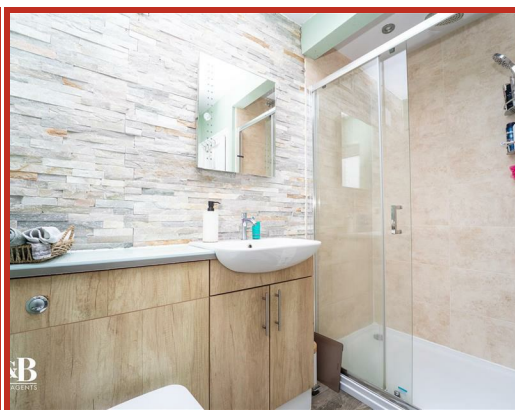
Wood double glazed Velux window, electric, access into eaves.

### Front

Driveway leading to Garage

### Rear Garden

Private and enclosed paved area with well maintained shrubs.



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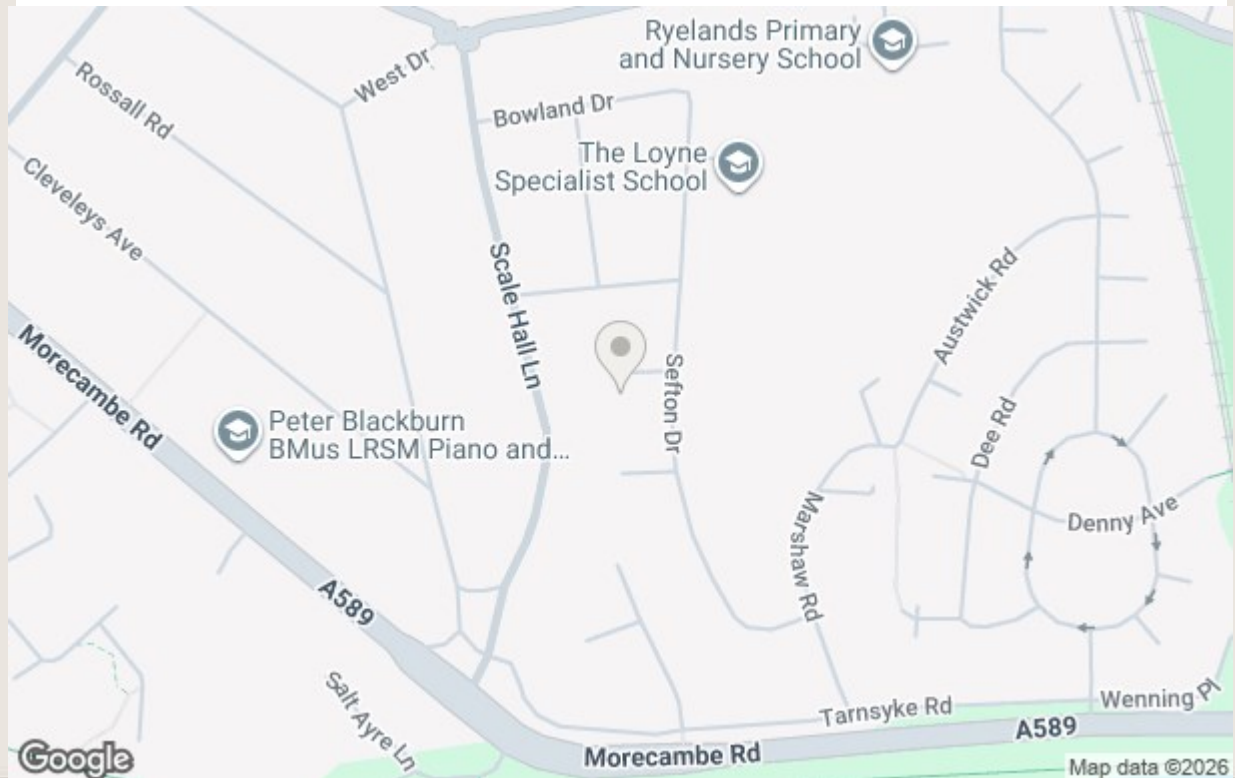
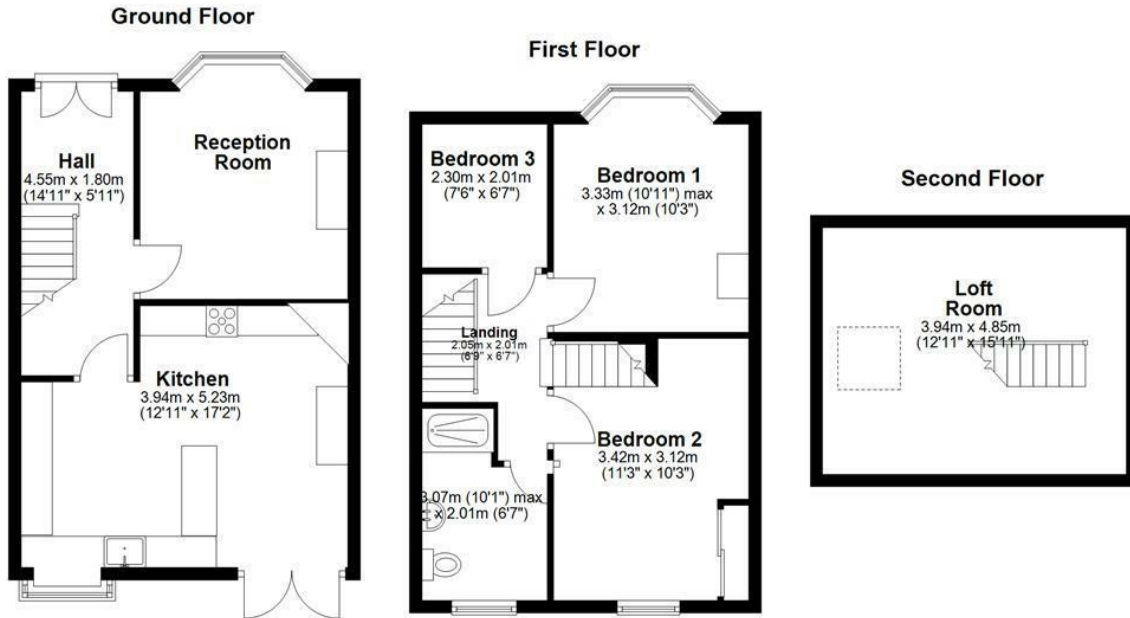
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# Take a nosey round



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