

**R&B Estate Agents**

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**14 Ellwood Square, Lancaster, Lancashire, LA1 3RX**

**£1,095 PCM**

- Fantastic Three Bedroom Town House
- Spacious Lounge Diner
- Ground Floor WC/Cloaks Cupboard
- Double Glazing & Gas Central Heating
- Driveway with Space for Two Cars
- Modern Kitchen with Fully Integrated Appliances
- En Suite to Master Bedroom
- Contemporary Three Piece Bathroom Suite
- Delightful Front, Side & Rear Gardens
- Sought After Location on Quernmore Park





## 14 Ellwood Square, Lancaster, Lancashire, LA1 3RX

Fantastic, three bedroom modern town house boasting front, side and rear gardens plus driveway with space for two cars! Situated on the popular development known as Quernmore Park, within walking distance of Lancaster City Centre.

Upon entrance to the property, the hallway benefits from a ground floor WC with useful storage/cloak cupboard. The spacious lounge diner is neutrally presented with patio doors opening to the rear garden. Additionally, the lounge benefits from a well proportioned under stairs storage cupboard.

The stylish fitted kitchen, also accessed from the hall, offers a range of modern wall and base units in cream with contrasting worktop and fully integrated appliances including washer dryer, dishwasher, fridge freezer, electric oven, gas hob and extractor hood.

Rooms to the first floor include two double bedrooms - with an en suite shower room to the master, a contemporary bathroom suite and a third bedroom - alternatively an ideal study or dressing room. There is also a generous storage cupboard on the landing plus access to the loft space.

Externally, the property is situated on a good size plot with delightful gardens to the front, side and rear. The front and side gardens are lawned with well stocked shrub borders and the rear is fully enclosed with paved patio area, lawned area with flower borders and a garden shed. Also to the rear is a driveway with parking for two cars.

Situated on the sought after development known as Quernmore Park, the property is situated within walking distance of Lancaster's historic City Centre, local convenience Co-op store, Lancaster Royal Grammar School (LRGS) and Christ Church Primary School. The City Centre provides a wider range of amenities including Post Office, library, restaurants and shops. Lancaster Royal Infirmary, both University of Cumbria and Lancaster University are all within easy reach. The locally renowned Williamson's Park is also just a few minutes walk away.

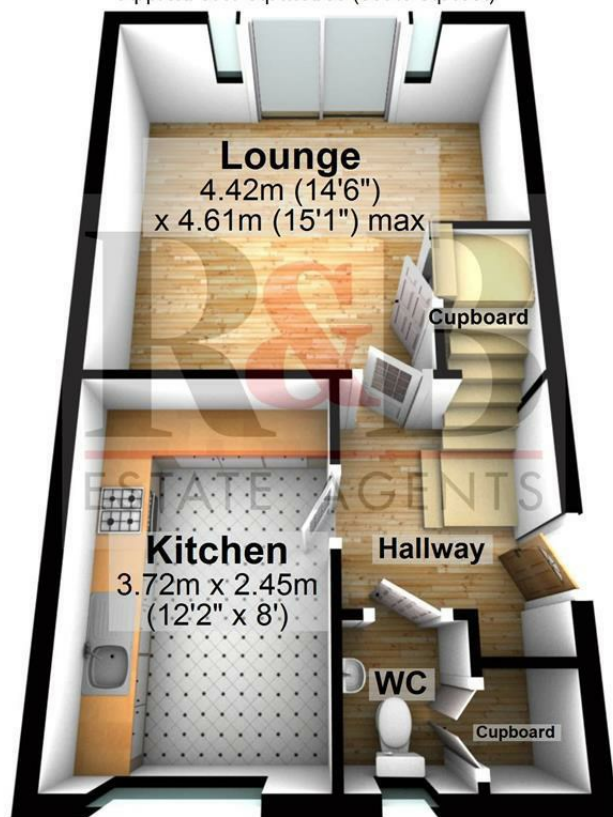






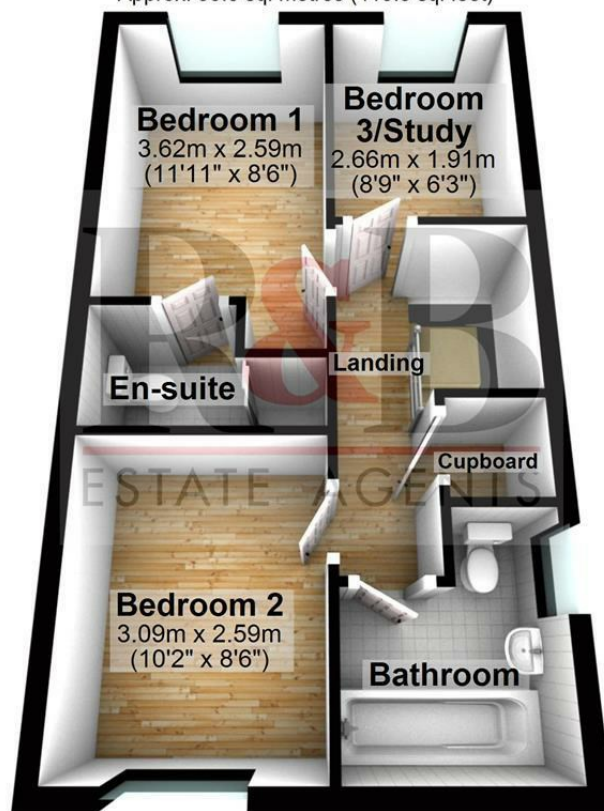
## Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 75.6 sq. metres (813.7 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.





## Part Furnished:

### Lounge

Shelving unit in understairs storage cupboard.

### Kitchen

All appliances including:

Washer Dryer

Dishwasher

Fridge Freezer

Gas Hob with Extractor Hood

Electric Oven

### Bedroom One

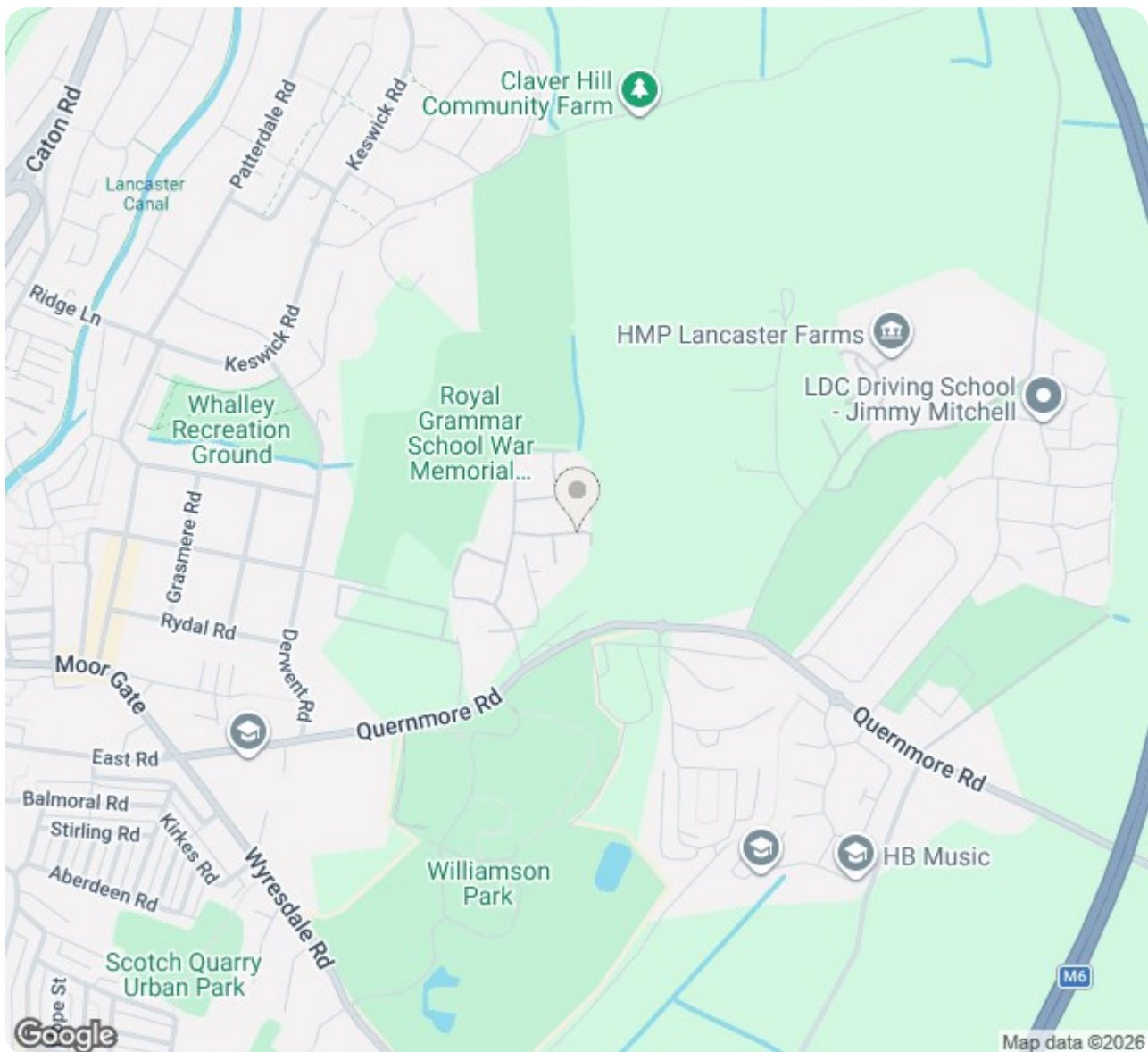
Three Wardrobes/Cupboards

### Bedroom Two

Desk/Dressing Table

Bookshelf

Drawers



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
83	95	86	98
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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