



R&B
ESTATE AGENTS

30 Cleveleys Avenue, Lancaster,
LA1 5HD

30, Cleveleys Avenue, Lancaster

The property at a glance 3 1 2

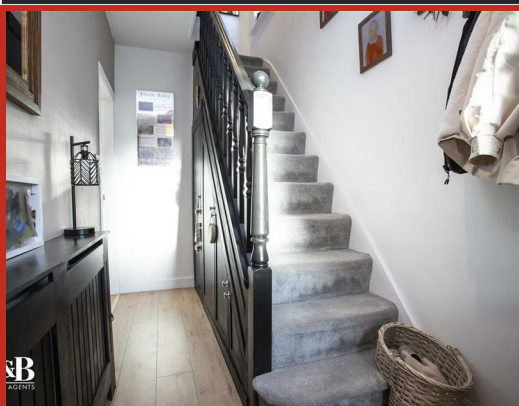
- Impressive Semi Detached Property
- Three Bedrooms
- Stylish Open Plan Kitchen Diner
- Spacious Lounge
- Good Sized Enclosed Rear Garden & Garage
- Sought After Residential Location
- Tenure: Freehold
- Property Band: B
- EPC: D
- Excellent Transport Links

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£240,000

Get to know the property



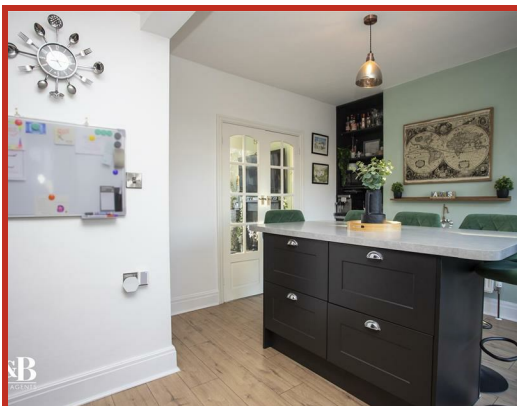
Nestled on Cleveleys Avenue on the outskirts Lancaster, this delightful semi detached house offers a perfect blend of comfort and modern living. With three bedrooms, this semi-detached property is ideal for families or those seeking more space.

As you head down the entrance hall, you are welcomed by an inviting open plan kitchen and dining room, which serves as the heart of the home. This layout not only promotes a sense of togetherness but also allows for easy entertaining and family gatherings. The bay windows at the front of the property flood the interior with natural light, creating a warm and airy atmosphere that enhances the overall appeal of the home.

Conveniently located, this property is just a stone's throw away from local amenities, ensuring that shops, schools, and parks are easily accessible. This prime location makes it an excellent choice for those who appreciate the convenience of urban living while still enjoying the tranquility of a residential area.

In summary, this semi detached house on Cleveleys Avenue is a wonderful opportunity for anyone looking to settle in Lancaster. With its spacious bedrooms, open plan living space, and proximity to local amenities, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

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





Entrance Porch

4 x UPVC double glazed windows, door leading to hall, lino floor.

Hall

UPVC double glazed frosted door, central heating radiator, laminate floor, stairs to first floor, door to reception room 2.

Reception Room

UPVC double glazed box bay window, central heating radiator, marble surround and hearth, gas fire, French doors leading to reception room 2.

Reception Room 2/ Kitchen

UPVC double glazed French doors, central heating radiator, island, shaker style wall and base units, laminate work tops, extractor hood, 4 ring electric hob, electric oven, stainless steel sink, mixer tap, plumbing for dishwasher, built-in fridge freezer, laminate floor. Smoke and C O2 detector.

Landing

UPVC double glazed window, loft access, stairs to ground floor, doors to bedrooms 1,2,3 and bathroom.

Bathroom

UPVC double glazed frosted window, 4 x spot lighting, central heating towel rail, tile walls, dual flush WC, wall mounted sink with mixer tap, rinse head main shower feed.

Bedroom 1

UPVC double glazed bay window, ceiling fan, central heating radiator.

Bedroom 2

UPVC double glazed window, central heating radiator , concealed boiler, combi ideal storage cupboard.

Bedroom 3

UPVC double glazed window, central heating radiator.

Front

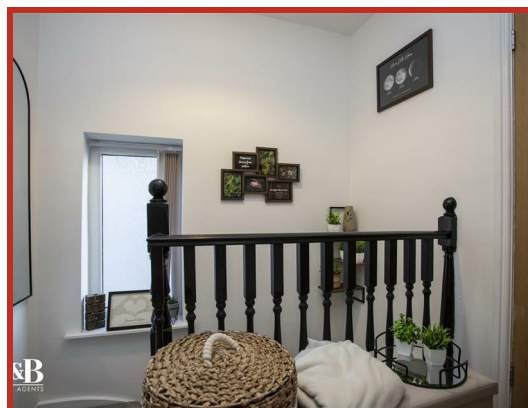
Block paved driveway leading to Detached Garage.

Rear

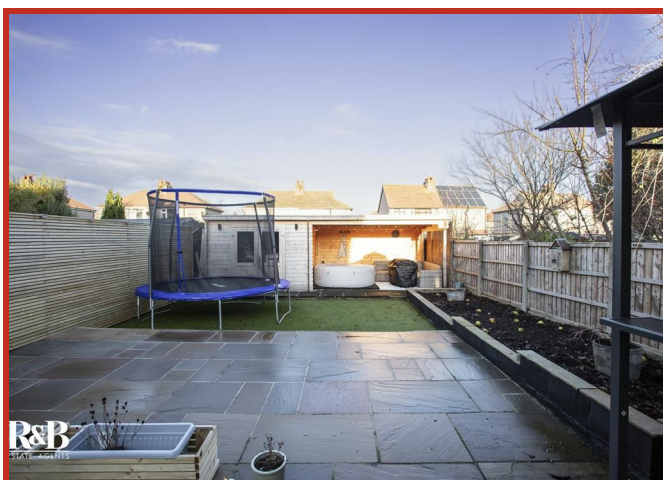
Sockets, block paving, Indian patio paving, artificial grass, shed, seating area.

Garage

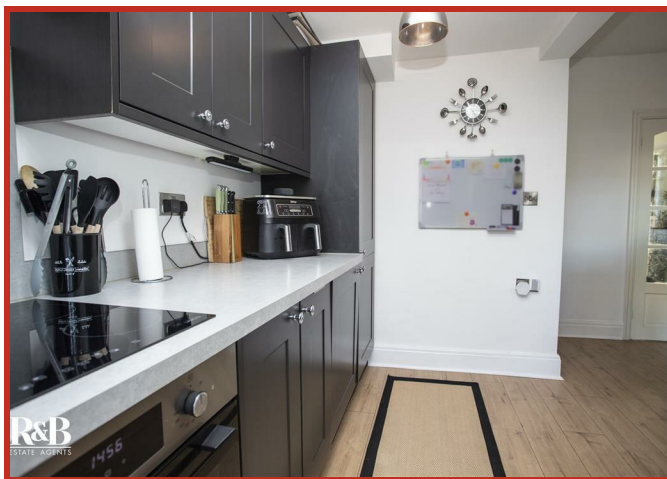
Electric door with key fob remote control, water point and electric points.



30 Cleveleys Avenue, Lancaster, LA1 5HD



30 Cleveleys Avenue, Lancaster, LA1 5HD



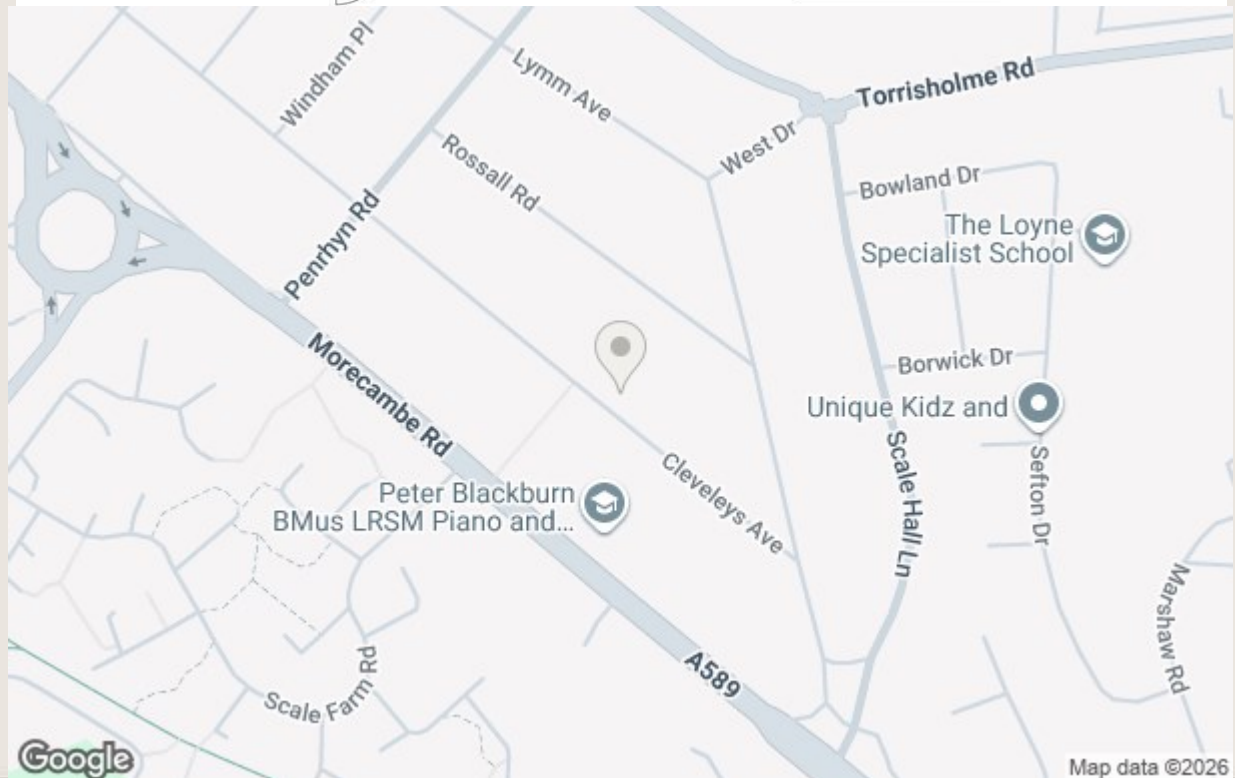
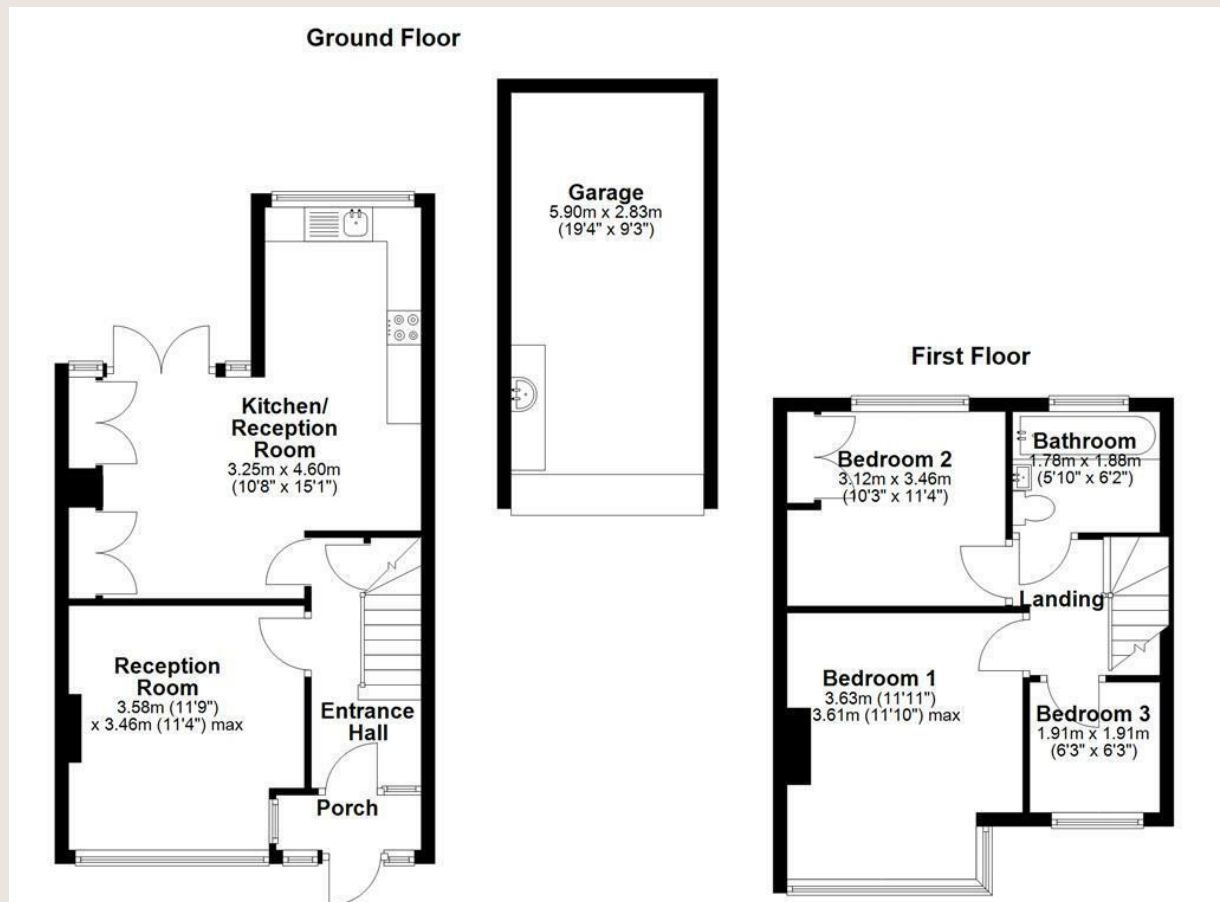
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbestateagents.co.uk

Take a nosey round



R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC