



**R&B**  
ESTATE AGENTS

6 Astley Court, Lancaster, LA1 5UE

6, Astley Court, Lancaster

## The property at a glance 4 2 2

- Detached Family Home
- Four Bedrooms
- Bathroom, En-Suite & Ground Floor WC
- Two Reception Rooms
- Kitchen & Conservatory
- Driveway & Enclosed Rear Garden
- Scenic Walking Routes & City Centre
- Tenure: Freehold
- Property Band: D
- EPC: C

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**£400,000**

# Get to know the property



Welcome to 6 Astley Court, a splendid detached house located in the charming city of Lancaster, Lancashire. This delightful property boasts four spacious bedrooms, making it an ideal family home. With two well-appointed bathrooms and an additional downstairs W/C, convenience is at the forefront of this residence.

The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to provide ample space for family gatherings or quiet evenings in. The off-street parking adds to the practicality of this home, ensuring that you have a secure place for your vehicles.

Situated in a great location, this property offers easy access to local amenities, schools, and parks, making it a wonderful choice for families and professionals alike. The surrounding area is known for its friendly community and vibrant atmosphere, providing a perfect backdrop for your new home.

In summary, 6 Astley Court is a fantastic opportunity for those seeking a spacious and comfortable living environment in Lancaster with walking routes, nature reserve, Freemans wood and 15 minute walk to Train station and Lancaster City Centre. With its generous bedrooms, multiple bathrooms, and convenient parking.

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





### Hall

UPVC double glazed frosted window, UPVC double glazed frosted door, tiled floor, central heating radiator, coving, dado rail, stairs to first floor, doors to WC, reception room and kitchen.

### WC

UPVC double glazed frosted window, central heating radiator, half tiling to complement, dual flush WC, wall mounted vanity mixer, tiled floor.

### Reception Room 1

UPVC double glazed window, UPVC double glazed door to rear, central heating radiator, coving, dado rail, door to reception room 2.

### Reception Room 2

UPVC double glazed window, central heating radiator, coving, 5 s spot light points, tiled floor, open to kitchen.

### Kitchen

UPVC double glazed window, 6 x spot light points, tiled splash back, shaker style wall and base units with extractor hood, 4 ring gas hob, double electric oven, wood units, porcelain sink, built-in microwave, plumbing for dishwasher, space for fridge freezer, doors to hall and conservatory, tiled floor.

### Conservatory

6 X UPVC double glazed windows, Shaker style base, space for dryer, tiled floor, door to rear.

### Landing

UPVC double glazed frosted window, smoke alarm, coving, dado rail, loft access, stairs to ground floor, doors to bedrooms and bathroom.

### Bathroom

UPVC double glazed window, extractor fan, half tiled to complement, dual flush WC, wall mounted vanity wash basin, mixer tap, central heating radiator, panelled bath with traditional taps, main feed rinse head, tiled floor.

### En-Suite

UPVC double glazed central heating radiator, half tiled, extractor fan, single electric shower, dual flush WC, wall mounted vanity mixer, tiled floor.

### Bedroom 1

UPVC double glazed window, central heating radiator, built-in wardrobe.

### Bedroom 2

2 x UPVC double glazed windows, central heating radiator.

### Bedroom 3

UPVC double glazed window, central heating radiator, laminate cupboard, built-in wardrobes.

### Bedroom 4

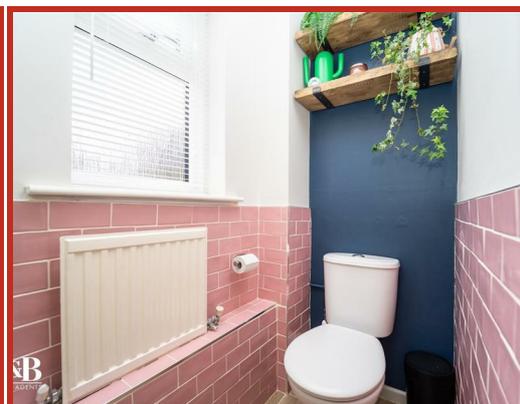
UPVC double glazed window, central heating radiator, laminate cupboard, built-in wardrobes.

### Front Garden

Lawn, flagged drive to garage.

### Rear Garden

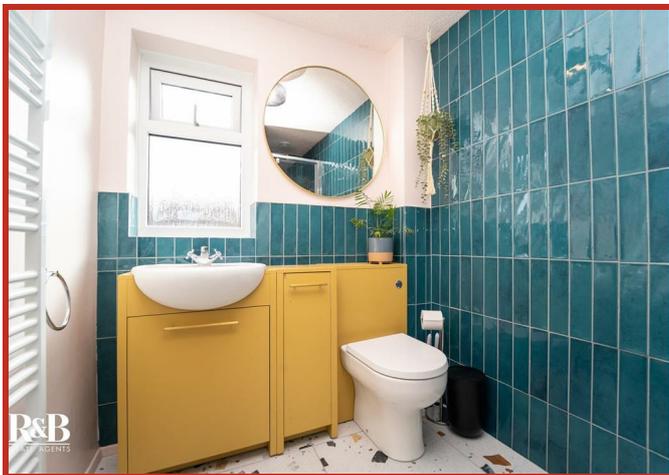
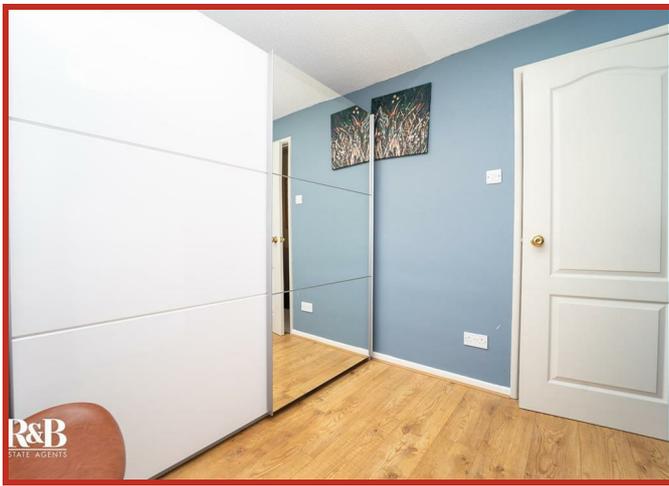
Paving and lawn.



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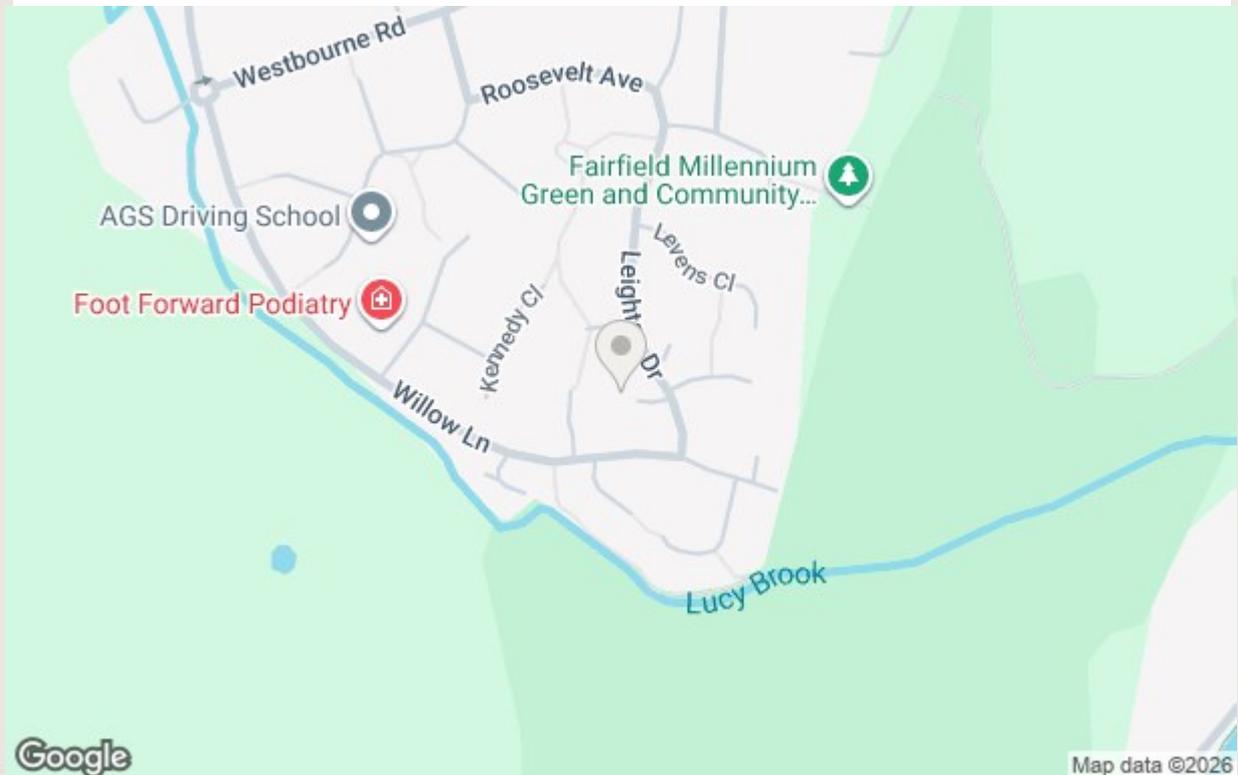
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <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 | 84        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <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 |           |