



**R&B**  
ESTATE AGENTS

22 St. Wilfrids Park,  
Lancaster, LA2 6PW

22, St. Wilfrids Park, Lancaster

## The property at a glance 2 1 1

- Mid Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Generous Rear Garden
- Tenure: Freehold
- Property Band: A
- EPC: TBC
- Sought After Halton Location
- Offered With No Chain Delay!

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**£200,000**

# Get to know the property



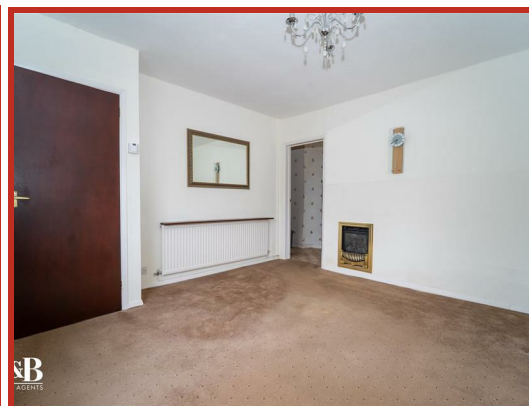
Nestled in the charming St. Wilfrids Park area of Lancaster, this delightful house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings with family.

One of the standout features of this home is the convenience of off-street parking, ensuring that you will never have to worry about finding a space after a long day. Additionally, the low maintenance garden is an ideal retreat for those who appreciate outdoor space without the burden of extensive upkeep. This area can be transformed into a lovely spot for al fresco dining or simply enjoying the fresh air.

With its appealing layout and practical amenities, this end terrace house in St. Wilfrids Park is a wonderful choice for anyone looking to settle in a friendly community. The property is well-positioned to take advantage of local amenities, schools, and transport links, making it a perfect base for modern living. Do not miss the chance to make this charming house your new home.

For further information, please contact the office for more information.

\*Some of the photos have been staged with AI





### Hall

UPVC double glazed frosted door, smoke alarm, stairs to first floor, door to reception room 1.

### Reception Room 1

UPVC double glazed window, central heating radiator, gas fire.

### Reception Room 2

UPVC double glazed window, central heating radiator, UPVC door to rear.

### Kitchen

UPVC double glazed window, tiled splash back, range of wall, drawer and base units incorporating; stainless steel sink with mixer tap, 4 ring gas hob with electric oven, extractor hood, plumbing for washing machine, space for dryer and fridge freezer, lino floor.

### Landing

Smoke alarm, loft access, stairs to first floor, doors to bathroom, bedrooms 1 & 2.

### Bathroom

UPVC double glazed frosted window, fully tiled to complement, electric shower, pedestal wash basin with traditional taps, low rise WC, central heating radiator, cupboard with hot water cylinder.

### Bedroom 1

2 x UPVC double glazed window, central heating radiator, storage cupboard.

### Bedroom 2

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

### Front

Block paved driveway.

### Rear

Block paving, stones and lawn.



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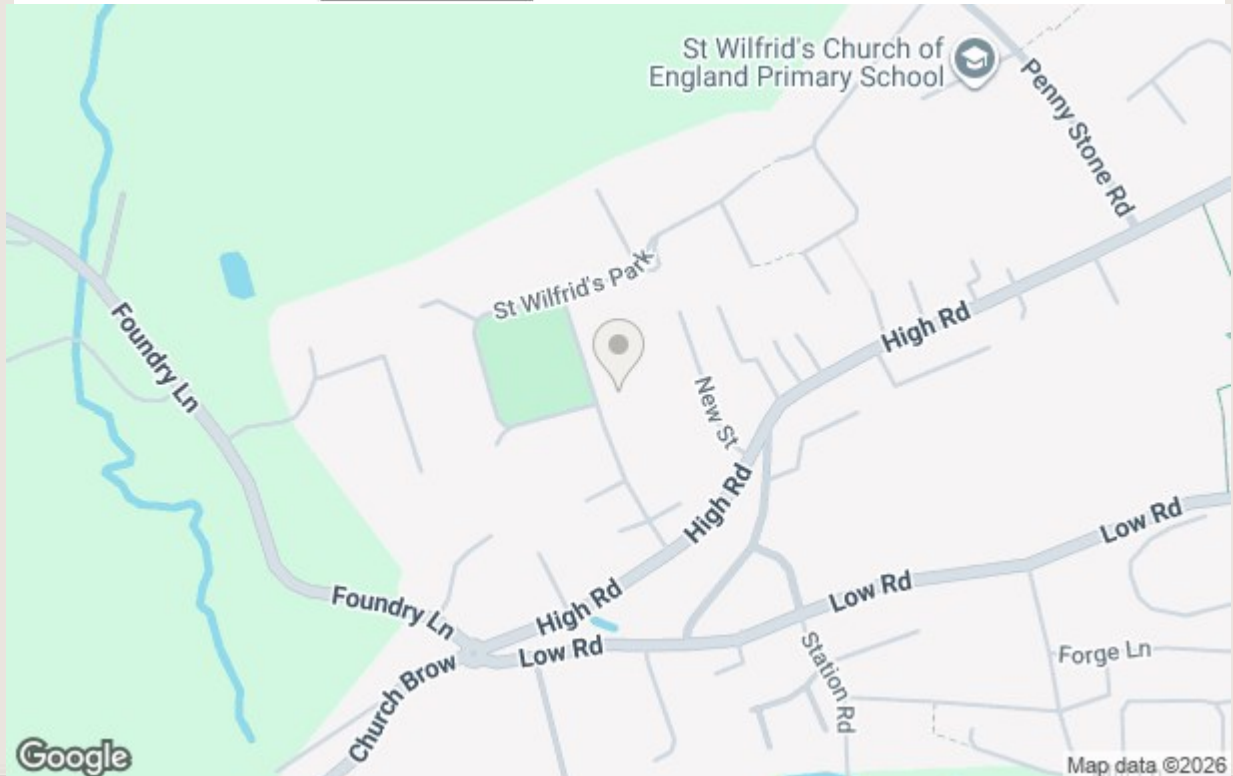
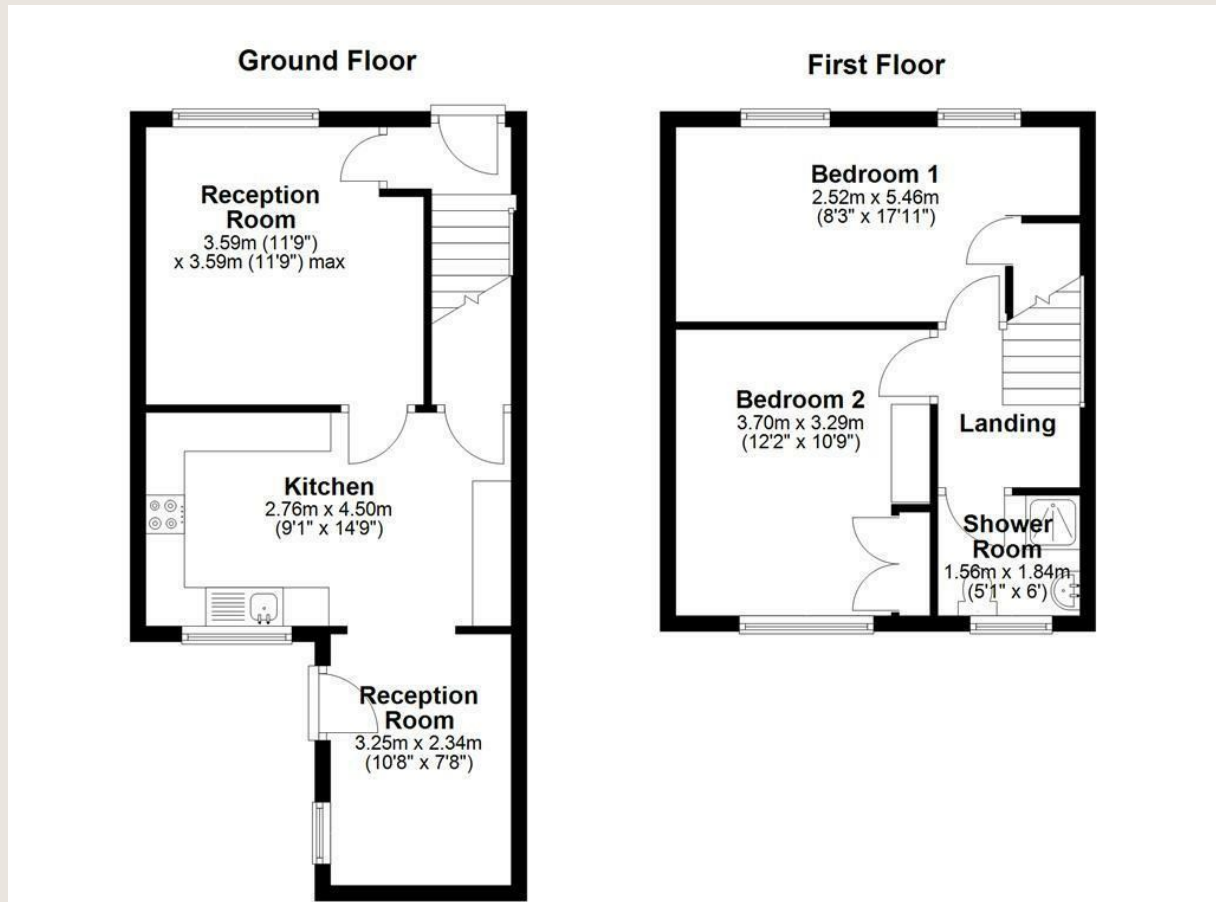
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
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>65</b>	<b>79</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC