

R&B Estate Agents

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**4A St. Pauls Drive, Lancaster, Lancashire, LA1 4SR**

**£975 PCM**

- Stunning Semi Detached Property
- Stylish, Modern Fitted Kitchen
- Contemporary Three Piece Bathroom
- Delightful Rear Garden
- Sought After Location in Scotforth
- Three Good Size Bedrooms
- Generously Proportioned Lounge
- Double Glazing & Gas Central Heating
- Garage & Space for Off Road Parking
- Close to Lancaster City Centre



## 4A St. Pauls Drive, Lancaster, Lancashire, LA1 4SR

Fantastic three bedroom semi detached property in the desirable area of Scotforth, South Lancaster. Boasting delightful garden and garage to the rear.

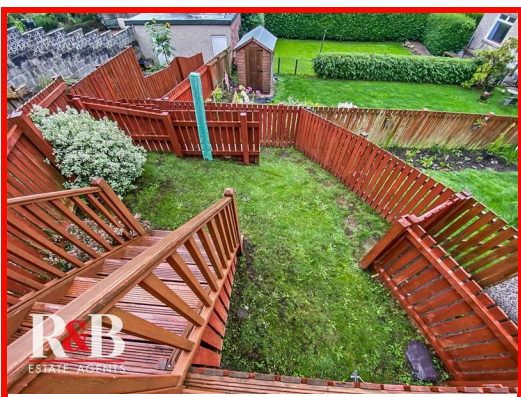
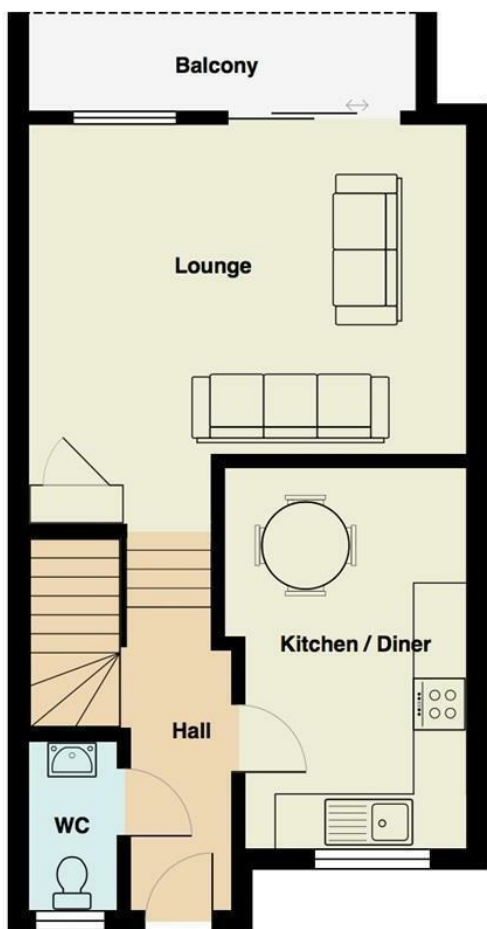
Upon entrance to this deceptively spacious property, the welcoming hallway benefits from ground floor WC/cloak room. The stylish kitchen offers a range of modern wall and base units in cream with complementary work top, integrated oven, gas hob and extractor unit, a gifted\* washing machine and space for fridge freezer. At the end of the hallway is the generously proportioned lounge with patio doors opening to the rear garden.

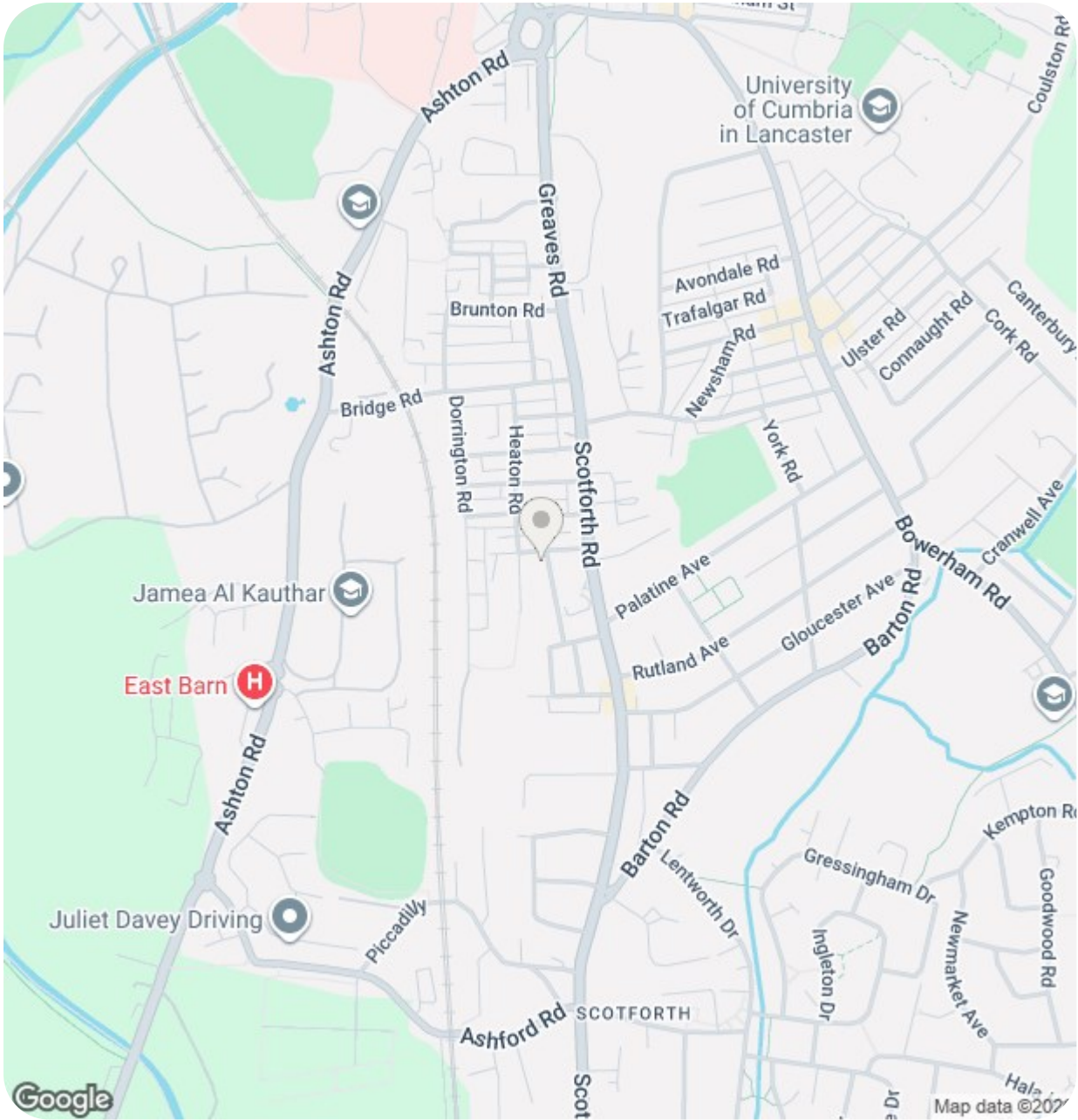
Rooms to the first floor include two double bedrooms, a good size single bedroom and the contemporary three piece bathroom suite comprising bath with wall mounted shower, low flush WC and wash hand basin.

Externally, to the rear elevation there is a timber decking - accessed from the lounge - that is an ideal space for outdoor seating and dining. Steps lead down to a lawned area with gated access to the garage at the rear with power and light and space for off road parking. To the front aspect there is a paved front garden area.

Located in the popular area of Scotforth, the property is close to amenities including Booths supermarket, shops and schools. Lancaster City Centre is within easy reach and offers a wider range of amenities. Lancaster University, University of Cumbria and the Royal Lancaster Infirmary are also close by. Nearby transport links include bus routes and the A6 road which provides access to the M6 motorway.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	A		90	Very environmentally friendly - lower CO <sub>2</sub> emissions	A
101-149	B			101-149	B
81-100	C	77		150-200	C
61-80	D			200-250	D
41-60	E			250-300	E
21-40	F			300-350	F
1-20	G			350-400	G

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England & Wales

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