



**R&B**  
ESTATE AGENTS

35 Pickthorn Close, Lancaster, LA1  
2PJ

35, Pickthorn Close, Lancaster

## The property at a glance **3** **1** **2**

- Semi Detached Property
- Three Bedrooms
- Spacious Lounge/ Dining Room
- Newly Renovated Kitchen Diner With Floor Insulation
- Eco Friendly Heating Via Heat Pump
- Low Maintenance Rear Garden
- Driveway
- Tenure: Freehold
- Property Band: A
- EPC: D

**R&B**  
ESTATE AGENTS

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

**£182,000**

# Get to know the property



Situated in the popular area of Pickthorn Close, Lancaster, this delightful semi-detached house offers a perfect blend of comfort and practicality. With two inviting reception rooms, including a spacious lounge and dining area, this home is ideal for both relaxation and entertaining. The well-designed kitchen/diner provides a welcoming space for family meals and gatherings, ensuring that every culinary experience is enjoyable.

The property boasts three generously sized bedrooms, making it suitable for families or those seeking extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms, enhancing the functionality of the home.

Outside, the private rear garden presents a tranquil retreat, perfect for enjoying sunny days or hosting barbecues with friends and family. Additionally, the property offers parking for two vehicles, a valuable feature in this sought-after location.

This semi-detached house on Pickthorn Close is not just a place to live; it is a home where memories can be made. With its spacious layout and convenient amenities, it is an excellent opportunity for anyone looking to settle in Lancaster. Do not miss the chance to view this lovely property and envision your future here.





### Entrance

UPVC double glazed front door to: -

### Hall

2 UPVC double glazed window. Central heating radiator. Dado rail. Smoke alarm. Tile effect floor. Door to reception room, kitchen & stairs to first floor.

### Reception Room

2 x UPVC double glazed door. Central heating radiator. Living flame gas fire. Coving. Wood effect floor. UPVC double glazed French door leading to rear.

### Kitchen

UPVC double glazed door. UPVC double glazed window. Central heating radiator, Stainless steel sink top. Sink with extra water filter tap. Integrated oven with 4 ring gas hob and extractor fan. Range of wall, drawer and base units. Laminate worktops and tiled splash backs, Tile effect flooring. Kitchen Island dining table, door to rear and under stair storage.

### Landing

UPVC double glazed window, doors to bedrooms, bathroom and loft access. Dado rail.

### Bedroom 2

UPVC double glazed window. Central heating radiator. Integrated wardrobes.

### Bedroom 3

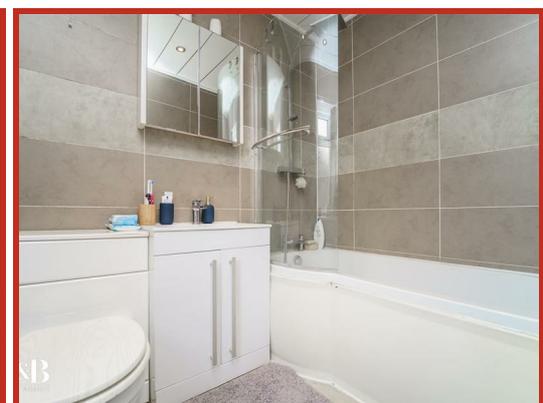
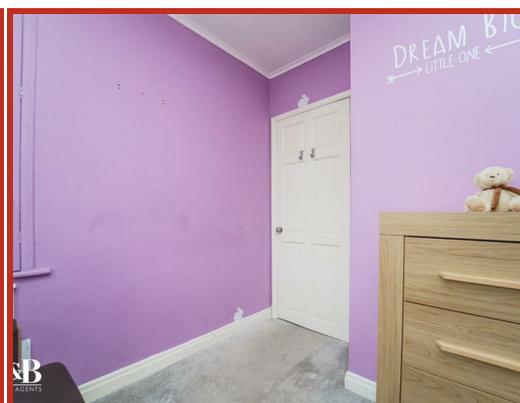
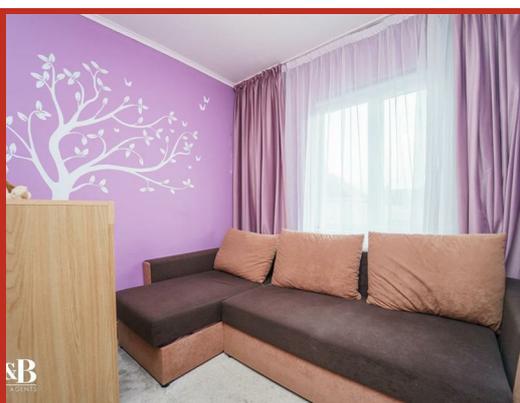
UPVC double glazed window. Central heating radiator. Coving.

### Bathroom

UPVC double glazed window. Central heating radiator. Low flush WC. Vanity wash basin. Mixer tap. Bath with mixer, direct feed shower and rainfall shower with rinse head, spotlights, tile effect walls and floor.

### External

Driveway and low maintenance rear garden.



# 35 Pickthorn Close, Lancaster, LA1 2PJ



# 35 Pickthorn Close, Lancaster, LA1 2PJ



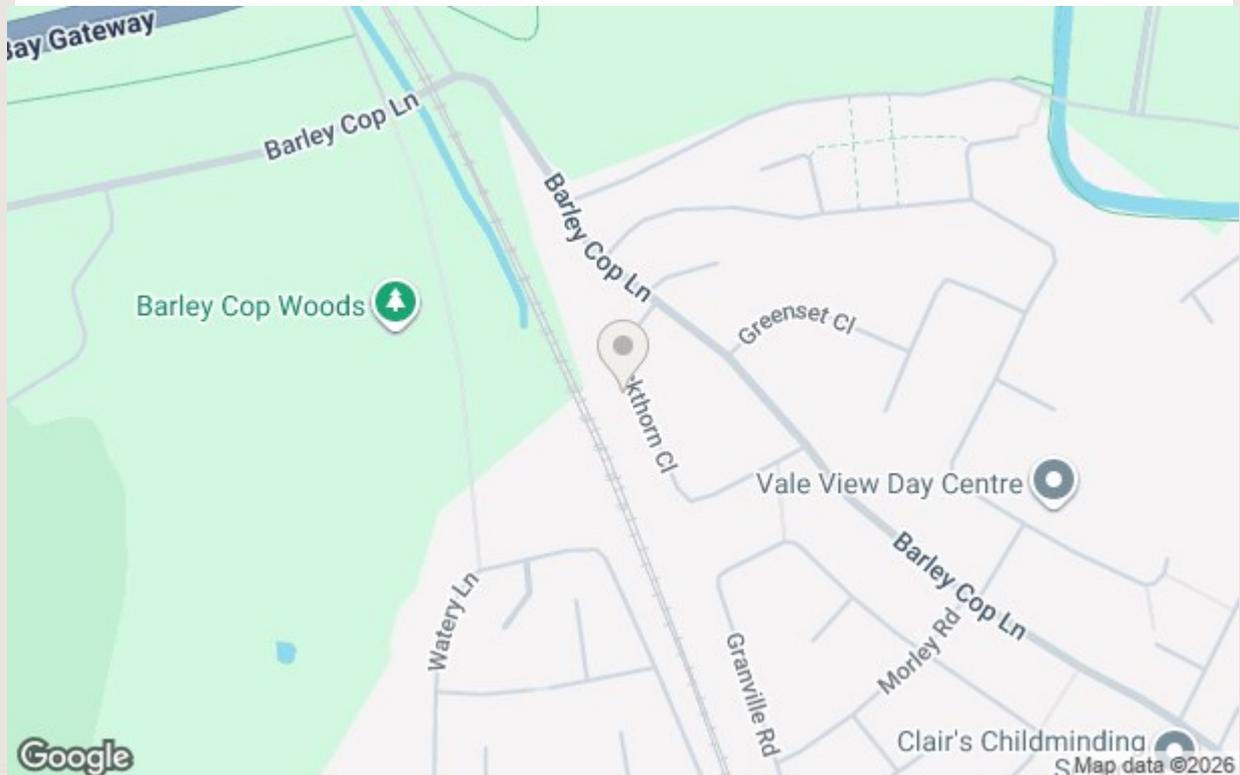
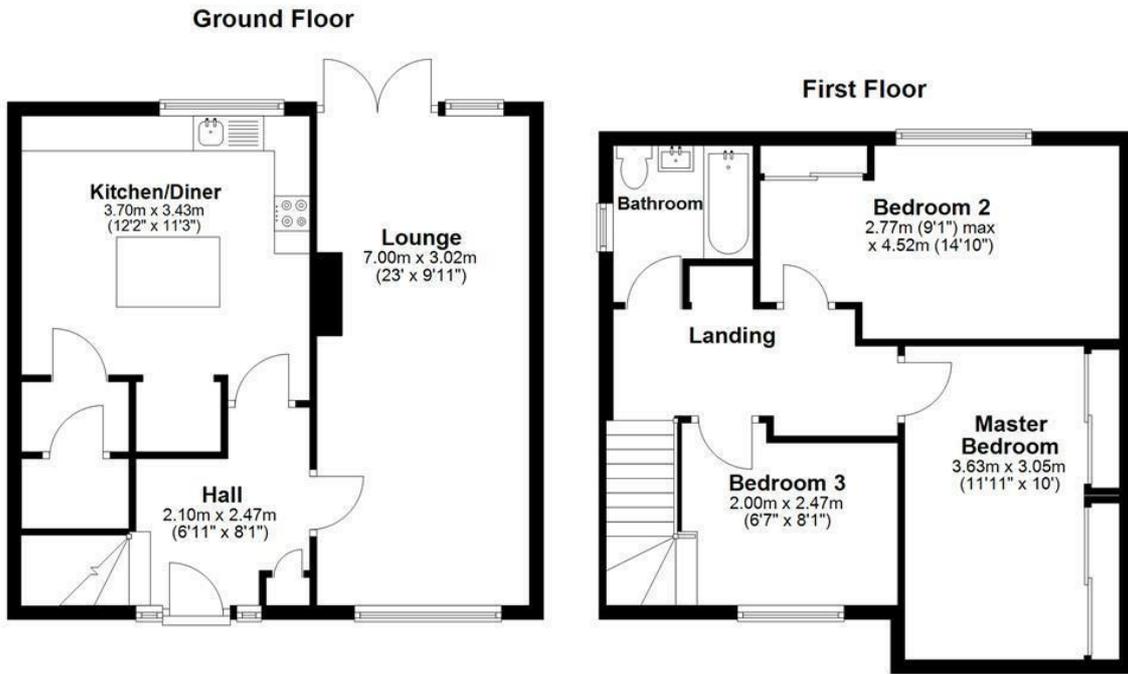
GET IN TOUCH TODAY

01524 889000

[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)

[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

# Take a nosey round



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

Energy Efficiency Rating	
Current	Potential
65	80

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC