



R&B
ESTATE AGENTS

47, Pottery
Gardens, Lancaster, LA1 3TB

47, Pottery Gardens, Lancaster

The property at a glance 2 2 1

- Semi Detached Property - Shared Ownership
- Two Bedrooms
- Lounge & Kitchen Diner
- Bathroom & Ground Floor WC.
- Enclosed Rear Garden
- Allocated Parking Spaces
- Tenure: Leasehold
- Property Banding: B
- EPC: C
- All Interested Parties Need To Be Approved By Jigsaw Homes

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01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£60,000

Get to know the property



Welcome to this charming semi-detached house located at 47 Pottery Gardens in the vibrant city of Lancaster, Lancashire. This delightful property boasts a fantastic location with excellent transport links! This is a Shared Ownership property with all interested parties needing to be approved by Jigsaw Homes before continuing with the purchase.

Upon entering, you will find a lovely reception room that offers a warm and inviting space for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and gatherings, providing a comfortable area to enjoy culinary delights. The ground floor also features a convenient downstairs w/c, adding to the practicality of the home.

The property comprises two bedrooms, with the main bedroom benefiting from a built-in wardrobe and a storage cupboard, ensuring ample storage space. The three-piece bathroom suite is modern and functional, catering to all your daily needs.

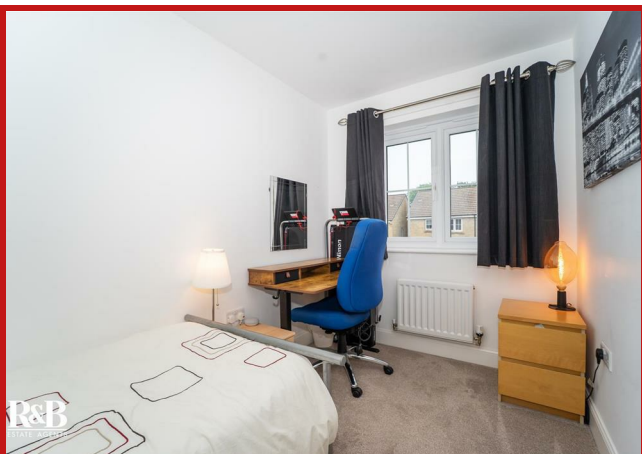
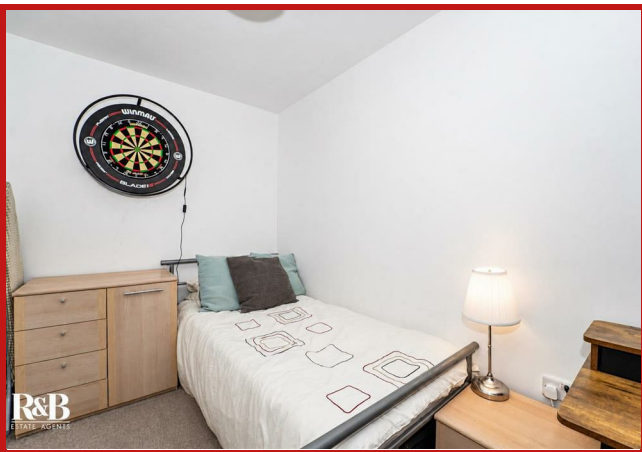
Outside, the lovely rear garden presents a serene retreat, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding after a long day, the garden also has an outside cold water tap fitted. Additionally, the property includes two designated parking spaces, providing ease and convenience for you and your guests.

This semi-detached house is a wonderful opportunity for those seeking a comfortable and well-located home in Lancaster. With its appealing features and proximity to local amenities, it is sure to attract interest. Do not miss the chance to make this delightful property your own.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



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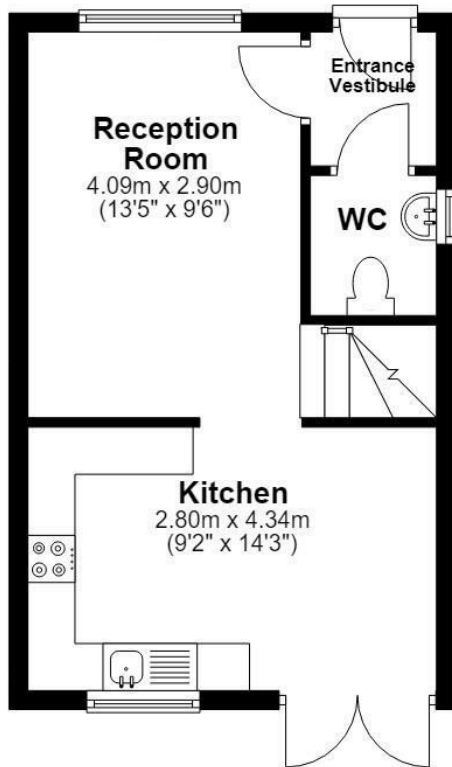
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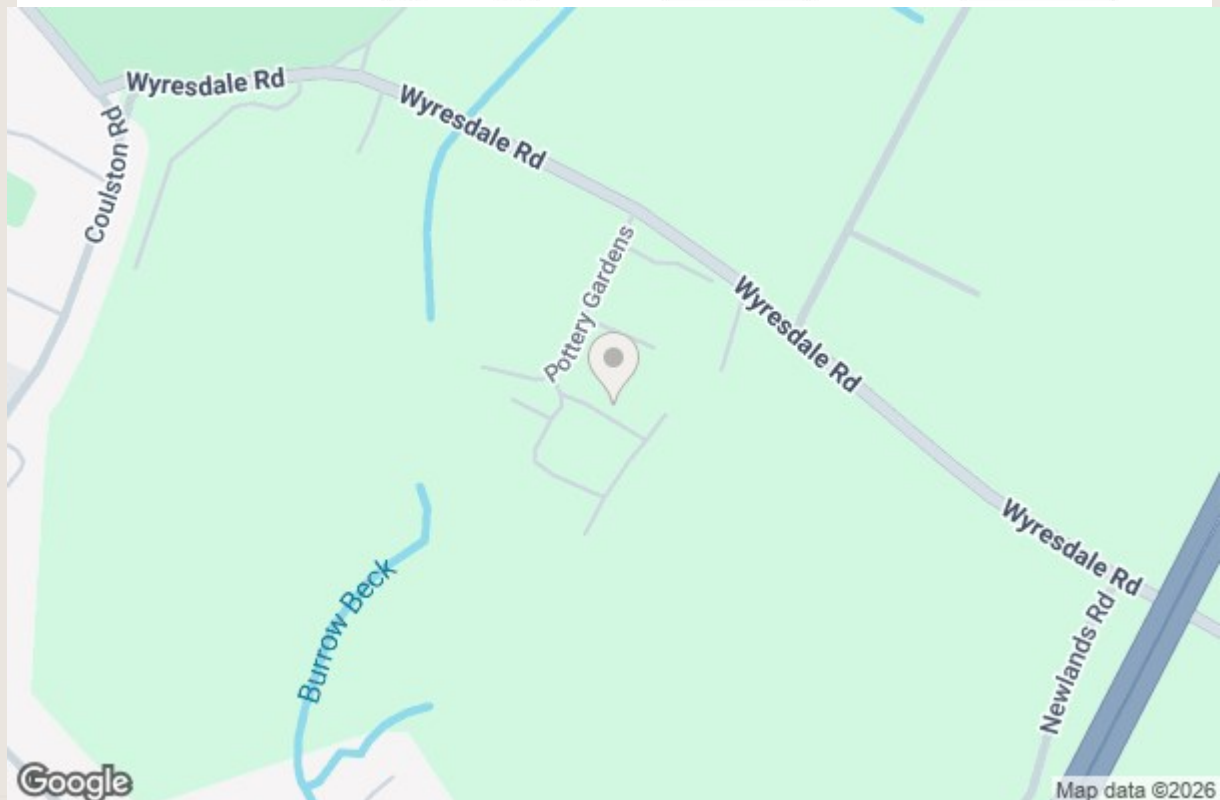
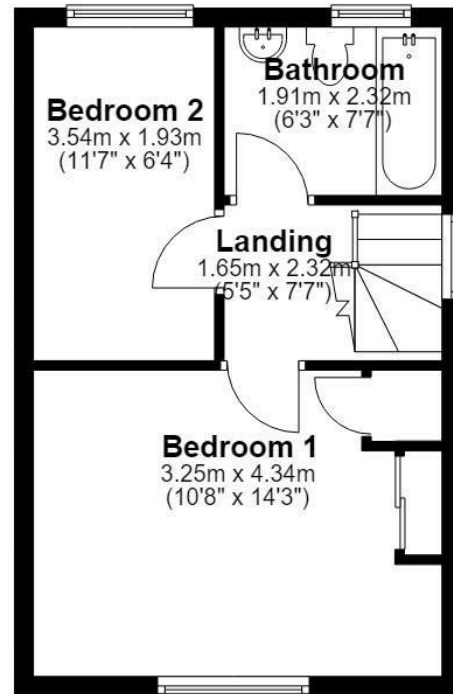
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) 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		