



6 Tall Trees, Lancaster, LA1 2LD

6, Tall Trees, Lancaster

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

- Semi Detached Property In Scenic Setting
- Three Bedrooms & Loft Room
- Lounge & Kitchen / Dining Room
- Bathroom & Ground Floor WC
- Generous Rear Garden
- Parking & Garage
- Tenure: Leasehold
- Property Band: B
- EPC: C
- Sought After Location - Coastal & Canal Walks

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£200,000**

# Get to know the property



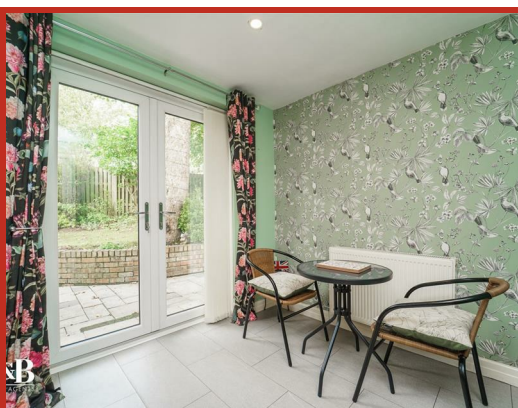
**\*MUST BE VIEWED TO APPRECIATED THE ACCOMODATION ON OFFER - 3 BEDROOMS PLUS LOFT ROOM\***

Welcome to this charming semi-detached house located in the sought after location of Tall Trees, Lancaster. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for couples, families or those seeking extra space.

As you enter, you are greeted by a reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. Adjoining this space is a kitchen that doubles as a dining area, providing a practical and sociable environment for family meals. The kitchen conveniently leads to a spacious rear garden, which is secluded and not overlooked providing a unique environment perfect for relaxing. The garden also offers direct access onto the canal providing an opportunity for outdoor activities and interacting with nature. Additionally, a garage is included, offering ample storage or parking options.

For added convenience, the property features a downstairs WC, ensuring that guests and family members alike have easy access to facilities. Upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat. Furthermore, the attic has been boarded out, presenting an excellent opportunity to create a fourth bedroom or a versatile space tailored to your needs.

The property also benefits from off-road parking, providing ease and security for your vehicles & Garage. This home is not only well-equipped but also situated in a friendly neighbourhood, making it a wonderful place to settle down. With its combination of space, convenience, and potential, this semi-detached house in Tall Trees is a fantastic opportunity not to be missed.





### Entrance Hall

UPVC door into entrance hall, smoke alarm, doors to lounge, WC and first floor.

### Lounge

UPVC window, radiator, spotlights, TV point, living flame fireplace with marble and wooden mantel, under stairs storage, door to kitchen.

### Kitchen/Diner

UPVC window, radiator, integrated oven, four ring gas hob, extractor fan, one and a half bowl sink with mixer tap, tiled splash back, space for fridge/freezer, dishwasher, spotlights, tiled flooring and UPVC double doors to rear.

### WC

Dual flush WC, wall mounted wash basin with mixer tap, tiled splash back and laminate flooring.

### First Floor

#### Landing

Loft access, door to bedroom one, two, three and bathroom.

#### Bedroom One

UPVC window and radiator.

#### Bedroom Two

UPVC window and radiator.

#### Bedroom Three

UPVC window and radiator.

#### Bathroom

UPVC window, radiator, low flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, direct feed shower over bath, partially tiled surround, extractor fan and tiled flooring.

#### Loft Room

Velux window, radiator and storage cupboard.

### External

#### Front

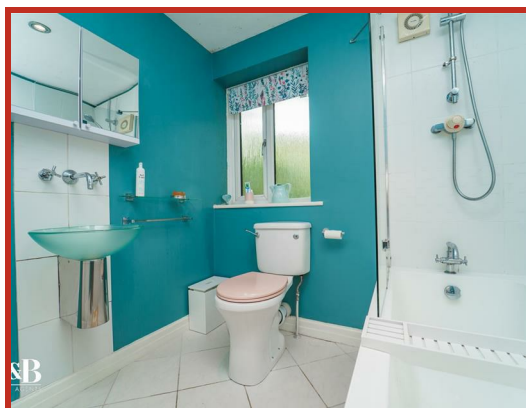
Off road parking, laid to lawn, access to garage and rear.

#### Rear

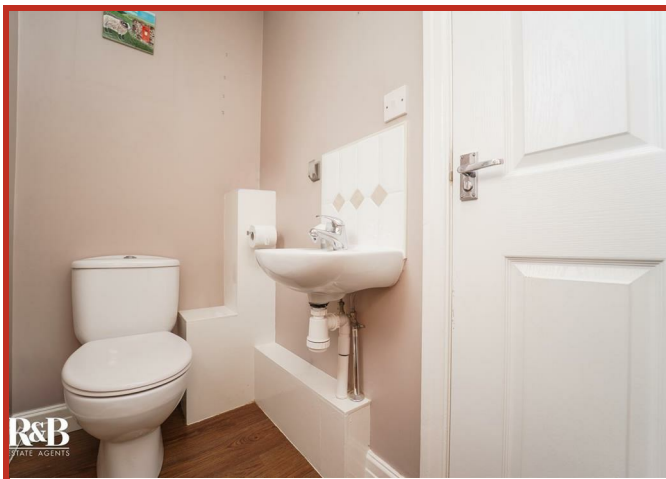
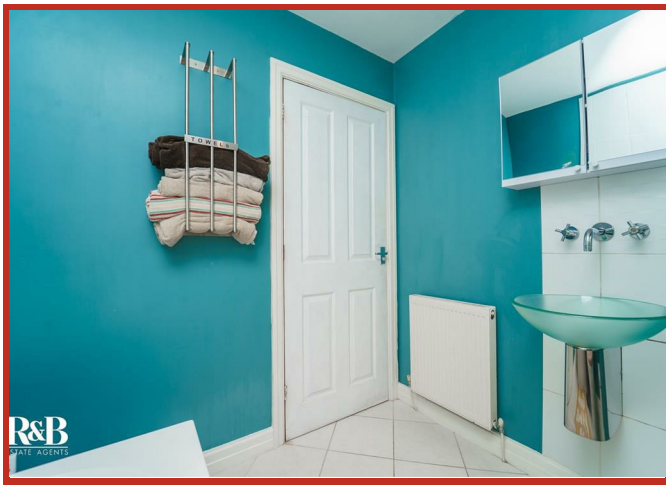
Paved patio area, laid to lawn, bedded area and mature shrubs.

### Disclaimer

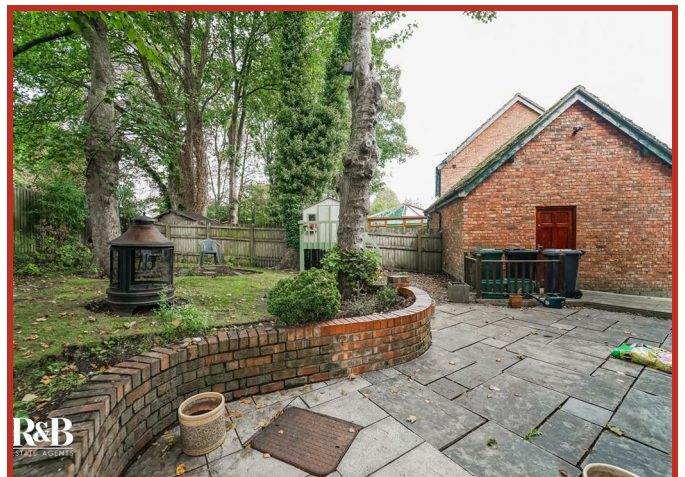
\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on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



# 6 Tall Trees, Lancaster, LA1 2LD



# 6 Tall Trees, Lancaster, LA1 2LD



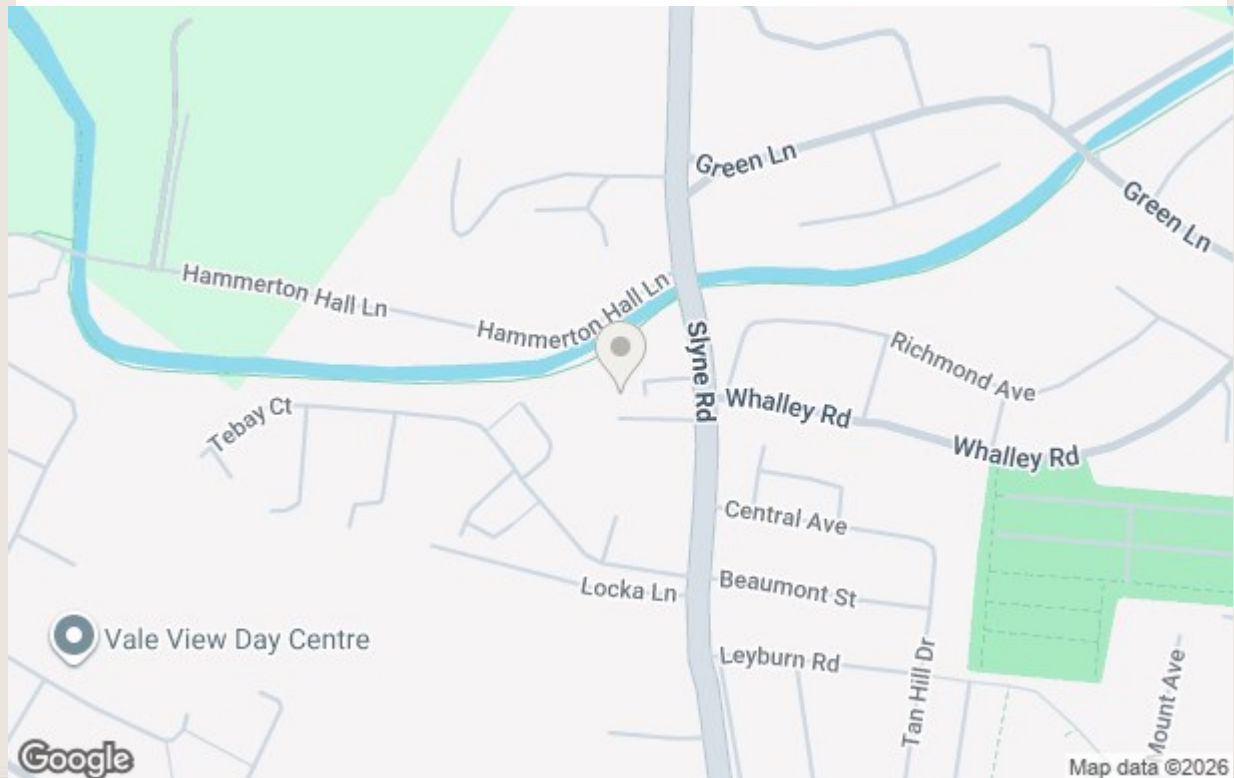
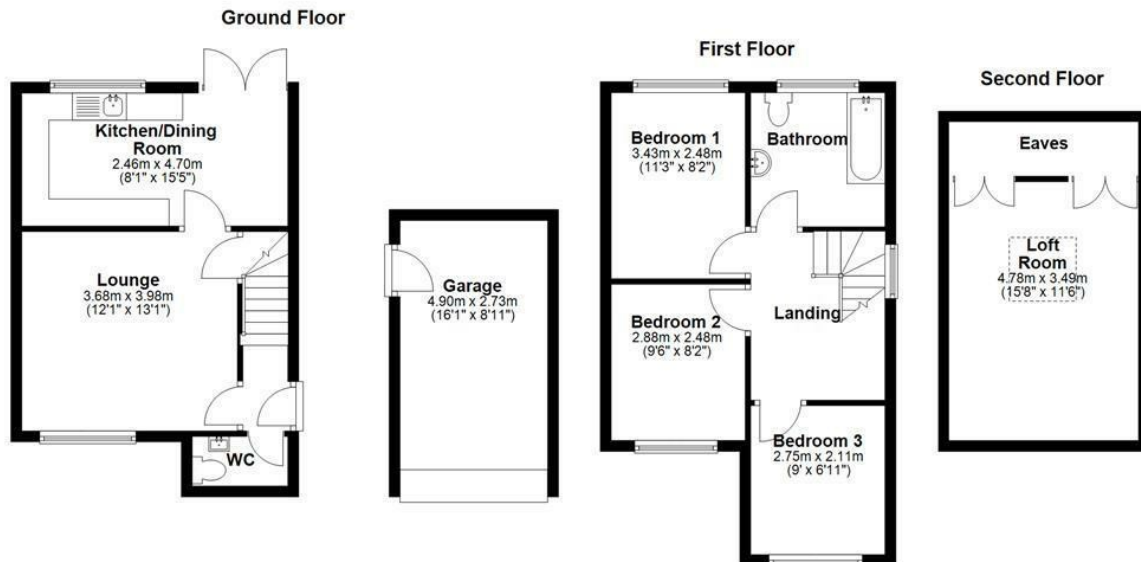
GET IN TOUCH TODAY

01524 889000

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

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

# Take a nosey round



**R&B**  
ESTATE AGENTS

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

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | 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>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| 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>                                                |                         |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |