



**3 Bed  
House - Semi-Detached  
located in**

**Jennings**  
estate agents

**7 Rossall Road**  
**Lancaster**  
**LA1 5HQ**



**Asking price £250,000**

Nestled on the charming Rossall Road in Lancaster, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three spacious bedrooms, providing ample space for families or those seeking a home office.

The single bathroom is thoughtfully designed, catering to the needs of modern living. This residence is perfect for those who appreciate a warm and welcoming atmosphere, with plenty of natural light flowing throughout the home. The semi-detached nature of the property ensures a sense of privacy while still being part of a friendly neighbourhood.

Located in a desirable area of Lancaster, residents will enjoy easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a lovely home. Don't miss the chance to make this charming house your own. No upper chain.

**Hall**

Double glazed uPVC entrance doorway with a double glazed uPVC window to the side. Stairs leading to the first floor landing. Radiator.

**Lounge**

11'10" (R) x 11'9"

Double glazed uPVC window to the front aspect. Wall mounted electric fire and a double radiator. Open to -

**Dining Room**

13'3" x 10'11"

Double glazed uPVC French doors leading to the rear garden. Double radiator.

**Kitchen**

14'10" x 6'10"

Modern fitted kitchen with a range of wall and base units incorporating: sink unit, electric oven, induction hob and an extractor fan. Space for a fridge. Double glazed uPVC window to the rear and a uPVC door to the side. Designer radiator.

**First Floor**

**First Floor Landing**

Double glazed uPVC window to the side.

**Master Bedroom**

10'8" (R) x 11'8"

Double glazed uPVC window to the front aspect. Radiator.

**Bedroom Two**

10'10" (R) x 10'

Double glazed uPVC window to the rear aspect. Fitted large wardrobe. Radiator.

**Bedroom Three**

6'5" x 6'2"

Double glazed uPVC window to the front aspect. Radiator.

**Bathroom**

Modern three piece suite comprising: bath, wash hand basin and a low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail.

**Exterior**

**Front Garden**

Laid lawn, raised flowerbed and a driveway providing off road parking.

**Rear Garden**

Large rear garden with a laid lawn and shrubbery.

**Garage**

9'2" x 21'8"

Up and over door and single glazed window to the side.

**Additional Information**

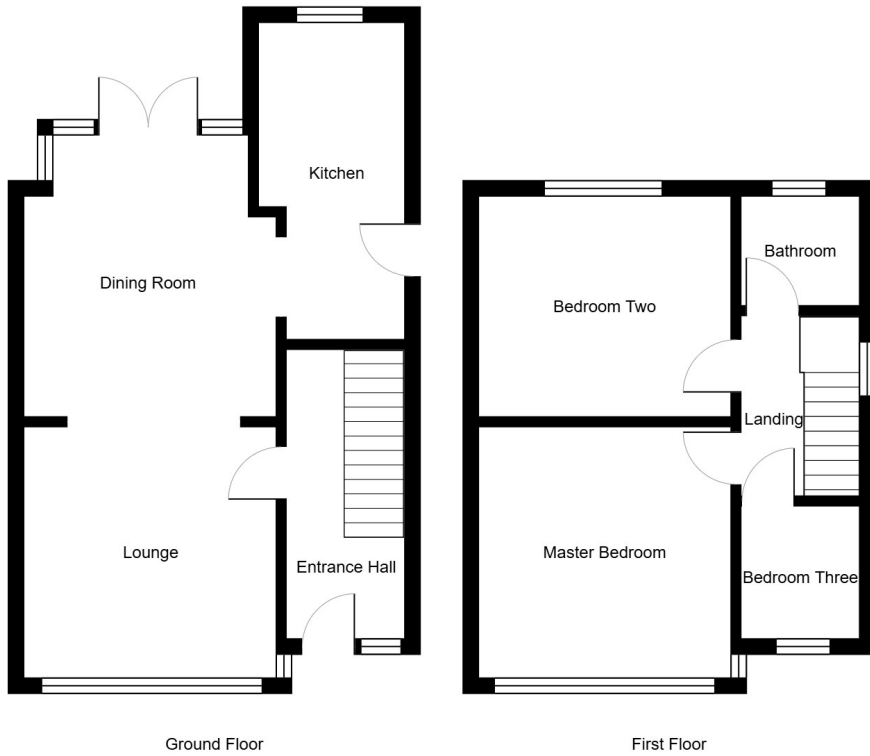
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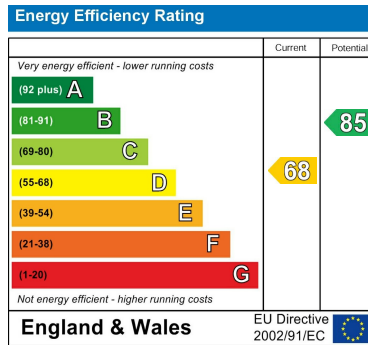
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Rossall Road Lancaster, LA1 5HQ



**EPC Rating: D**  
**Council Tax Band: B**



**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

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estate agents