



42 Peacock Lane, Hest Bank,  
Lancaster, LA2 6EP

42 Peacock Lane, Hest Bank, Lancaster

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Advantageous Corner Plot
- Three Bedrooms
- Two Reception Rooms
- Gardens To 3 Sides
- Driveway & Garage
- Sought After Location Of Hest Bank
- Coastal Walks
- Tenure: Freehold
- Property Banding: D EPC: C



Get in touch today

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# £360,000

# Get to know the property



Nestled in the charming area of Peacock Lane, Hest Bank, this delightful house presents an excellent opportunity for families and professionals alike. Set on a generous corner plot, the property boasts a fantastic outdoor space, perfect for children to play or for hosting summer gatherings.

Inside, the home features two inviting reception rooms, providing ample space for relaxation and entertainment. The contemporary kitchen is well-equipped, making it a joy to prepare meals and enjoy family time. The property comprises three comfortable bedrooms, ensuring plenty of room for family members or guests. The three-piece bathroom suite is both stylish and functional, catering to all your daily needs.

Parking is a breeze with off-street parking available for up to four vehicles, along with a garage for additional storage or vehicle protection. The location is particularly desirable, being in close proximity to local schools, amenities, and excellent transport links, making commuting and daily errands convenient.

This property is not just a house; it is a wonderful home waiting for its new owners to create lasting memories. With its blend of space, comfort, and a prime location, this semi-detached house on Peacock Lane is a must-see for anyone looking to settle in Lancaster.

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 £60 inclusive of VAT and will be charged before the offer can be officially accepted.

## Entrance Hall

Central heating radiator, UPVC double glazed leaded stained door, coving, dado rail, stairs to first floor, doors to reception rooms 1 and 2, laminate floor.

## Reception Room 1

UPVC double glazed leaded bay window, 2 x UPVC double glazed windows, coving, picture rail, central heating radiator, fireplace, marble heart and surround, UPVC double glazed French doors to rear.

## Reception Room 2

UPVC double glazed leaded box bay window, central heating radiator, coving, open to kitchen.

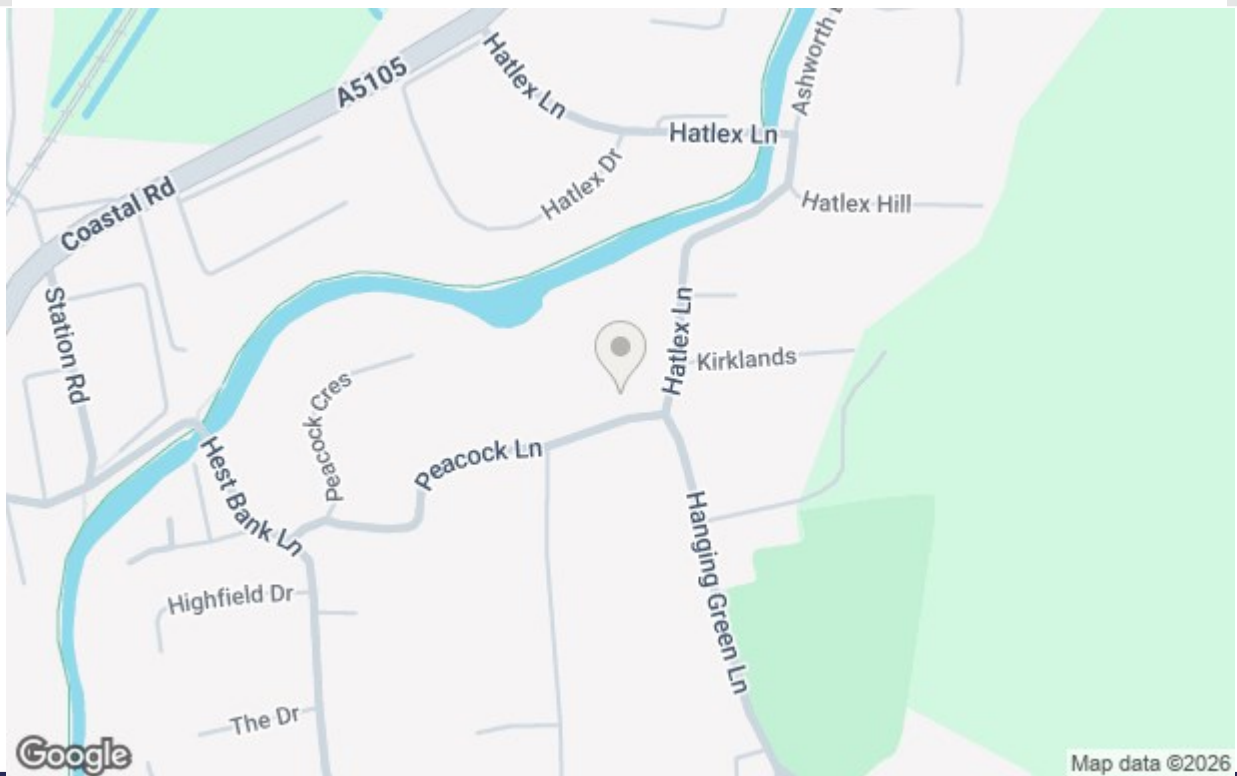
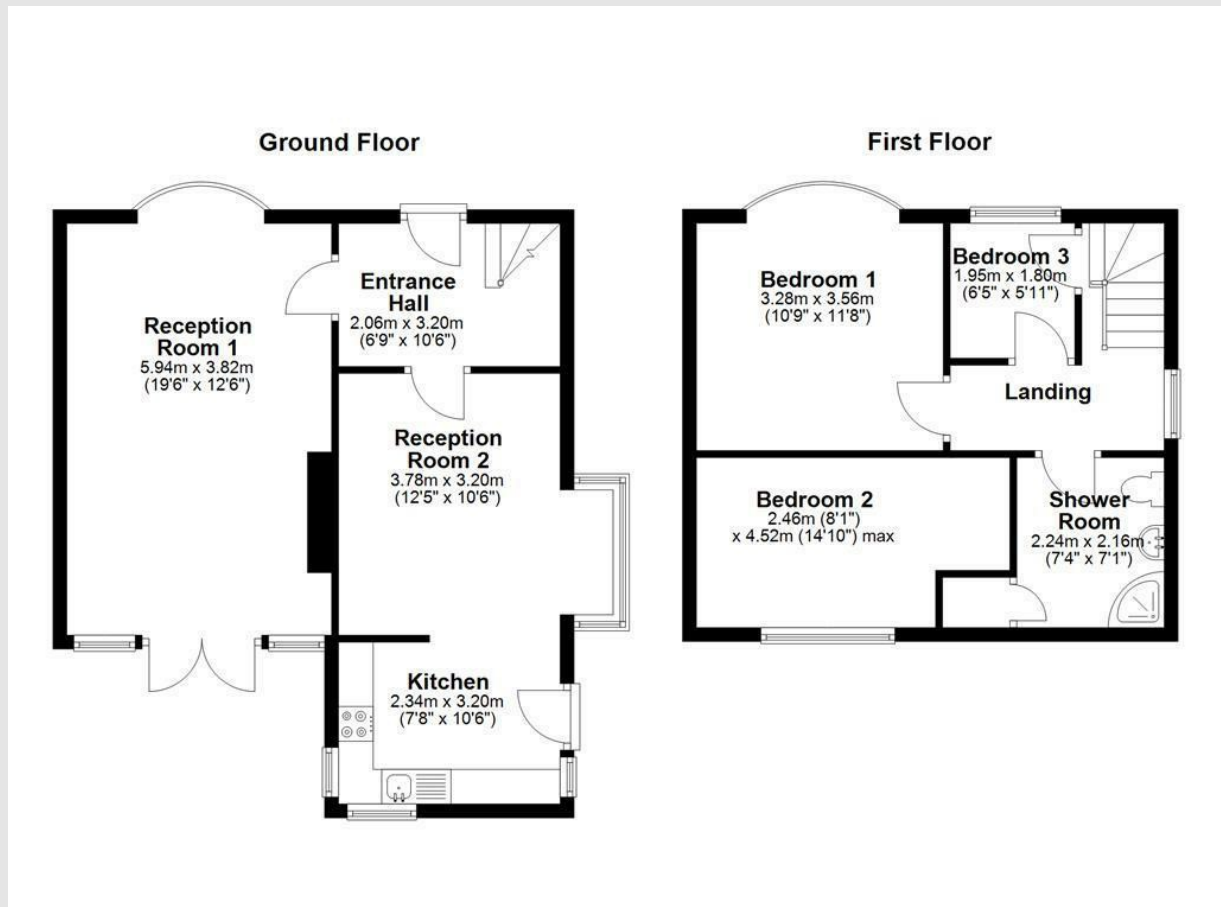


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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	84		

**Energy Efficiency Rating**

Very energy efficient - lower running costs

- A (92 plus)
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-28)
- G (1-20)

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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

- A (81-91)
- B (69-80)
- C (55-68)
- D (39-54)
- E (21-38)
- F (1-20)
- G

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

England & Wales EU Directive 2002/91/EC