



**R&B**  
ESTATE AGENTS

15 Bay View Crescent, Slyne,  
Lancaster, LA2 6JU

15 Bay View Crescent, Slyne, Lancaster

## *The property at a glance*

3  2  1 

- Detached Dormer Bungalow
- Three Bedrooms
- Two Bathrooms
- Off Road Parking
- Desirable Location
- Enclosed Rear Garden
- EPC Rating: TBC
- Tenure: Freehold
- Council Tax Band: E



Get in touch today

01524 401402  
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# £335,000

# Get to know the property



Nestled in the charming area of Bay View Crescent in Slyne, Lancaster, this delightful home presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The second bedroom, currently utilised as a snug, provides a versatile area that can easily be adapted to suit your needs, whether as a guest room, study, or playroom.

The property boasts two bathrooms, ensuring convenience for all residents and guests. This thoughtful layout enhances the functionality of the home, making it ideal for busy family life.

In addition to the spacious interiors, the house features a garage and off-street parking, providing secure and easy access for your vehicles. This is a significant advantage in today's busy world, where parking can often be a challenge.

Bay View Crescent is a peaceful and friendly neighbourhood, perfect for those seeking a tranquil lifestyle while still being within reach of Lancaster's vibrant amenities. With its blend of comfort, practicality, and potential, this detached house is a wonderful place to call home. Don't miss the chance to explore this inviting property and envision the possibilities it holds for you and your family.

For further information, please contact the office at your earliest convenience.

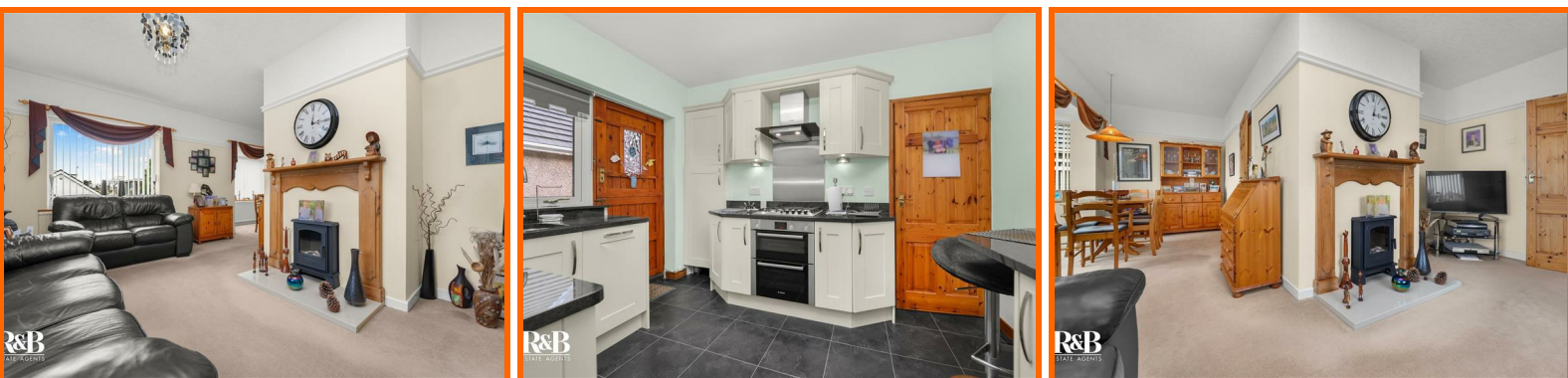
## Hall

UPVC double glazed frosted window, 2 x leaded UPVC double glazed frosted door, tiled floor, central heating radiator, stairs to first floor, doors to reception room, kitchen, bedroom 1,2 and bathroom.

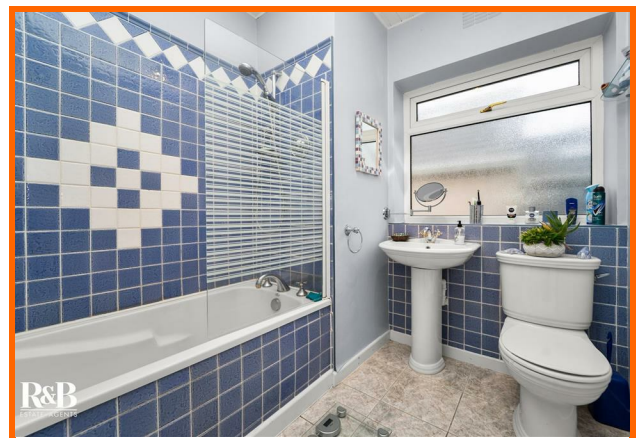
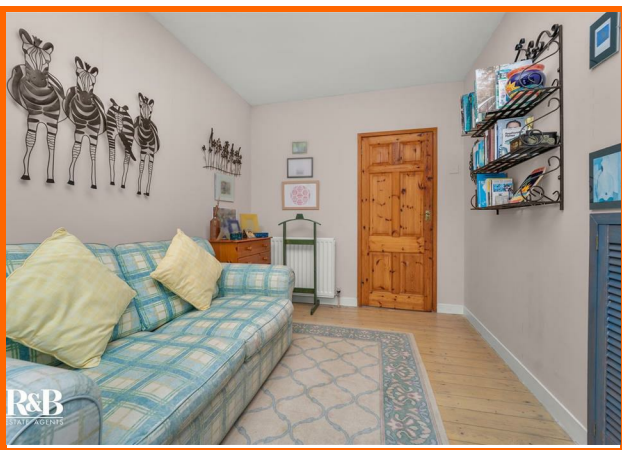
## Reception Room

16'53 x 22'3

2 x UPVC double glazed windows, UPVC double glazed box bay windows, central heating radiator, electric fire with marble hearth, picture rail, door to kitchen.



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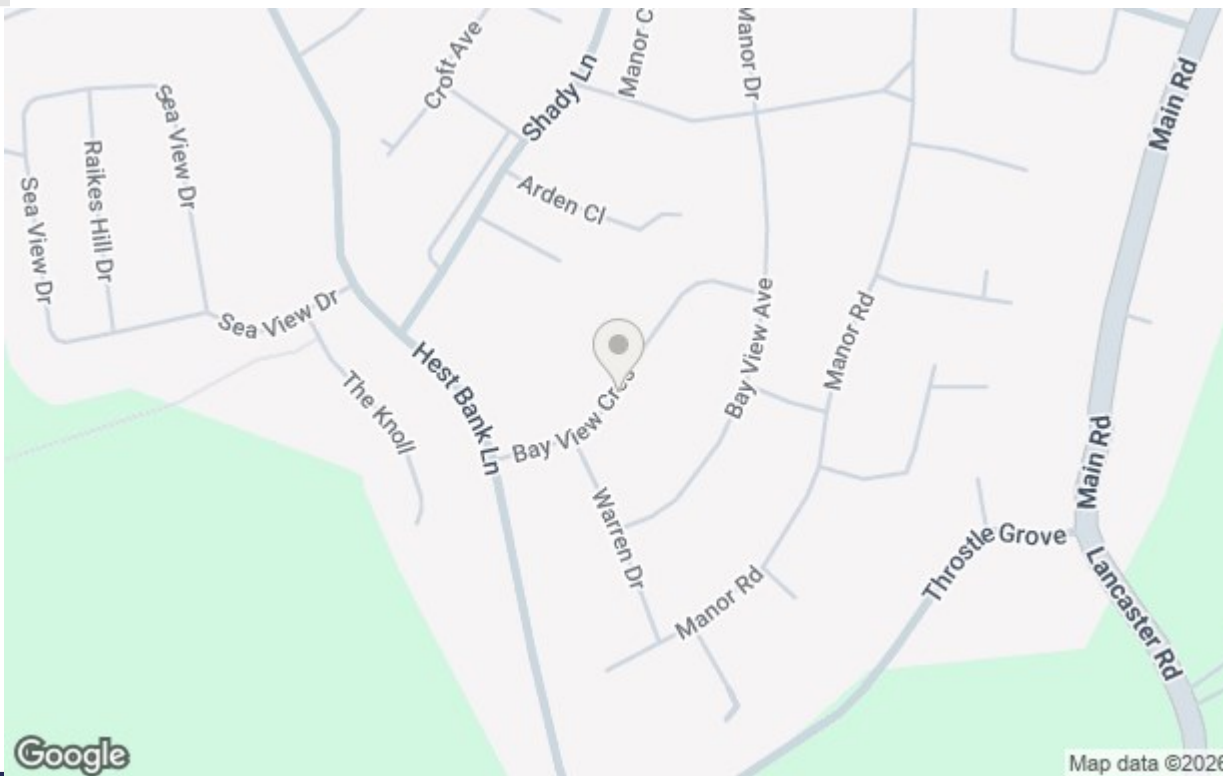
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>60</b>		<b>68</b>			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	