



50 Breacla, Lancaster, LA1 4NU

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## *The property at a glance*

4  2  1 

- Detached Home with 4 bedrooms
- Two family bathrooms for added convenience
- Utility/boot room with external access
- Separate downstairs toilet
- En-suite to master bedroom
- Designed for luxury family living with exceptional space and style
- High Ceilings
- High specification
- Freehold
- CT - TBC



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01524 401402  
info@gfproperty.co.uk  
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# £495,000

# Get to know the property



More than just a four bed...

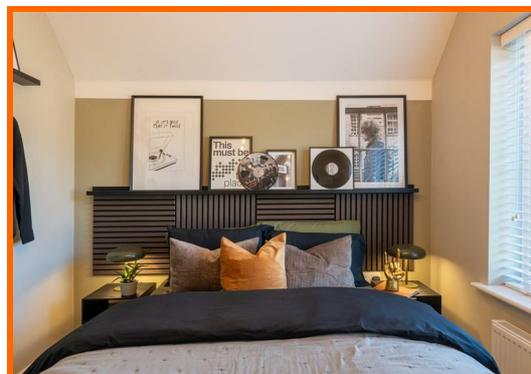
At 1,385 square feet, this beautifully designed four-bedroom home offers a perfect blend of space, functionality, and style. The expansive kitchen, featuring a breakfast bar, is ideal for family meals, entertaining, or simply enjoying your morning coffee. The cozy lounge provides a warm and inviting space to relax and unwind.

On the ground floor, the cleverly combined 'lootility' — a utility room and downstairs toilet — ensures practicality while maximizing space. Upstairs, you'll find four generously sized bedrooms, including a master with an ensuite for added convenience and privacy. A spacious family bathroom completes the upper floor, making it perfect for modern family living.

Large family bathroom

4 double bedrooms

Spacious garden



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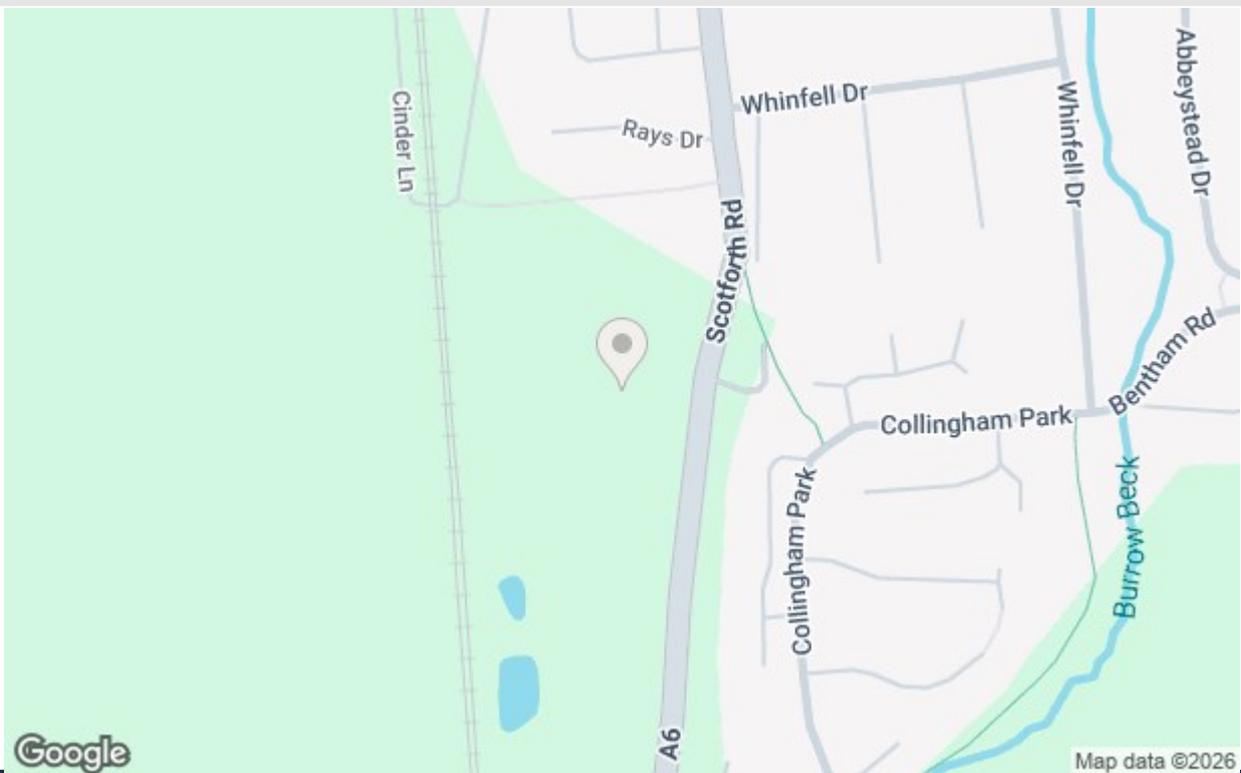
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# Take a nosey round



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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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	