



6 Wyresdale Crescent, Glasson Dock  
£225,000





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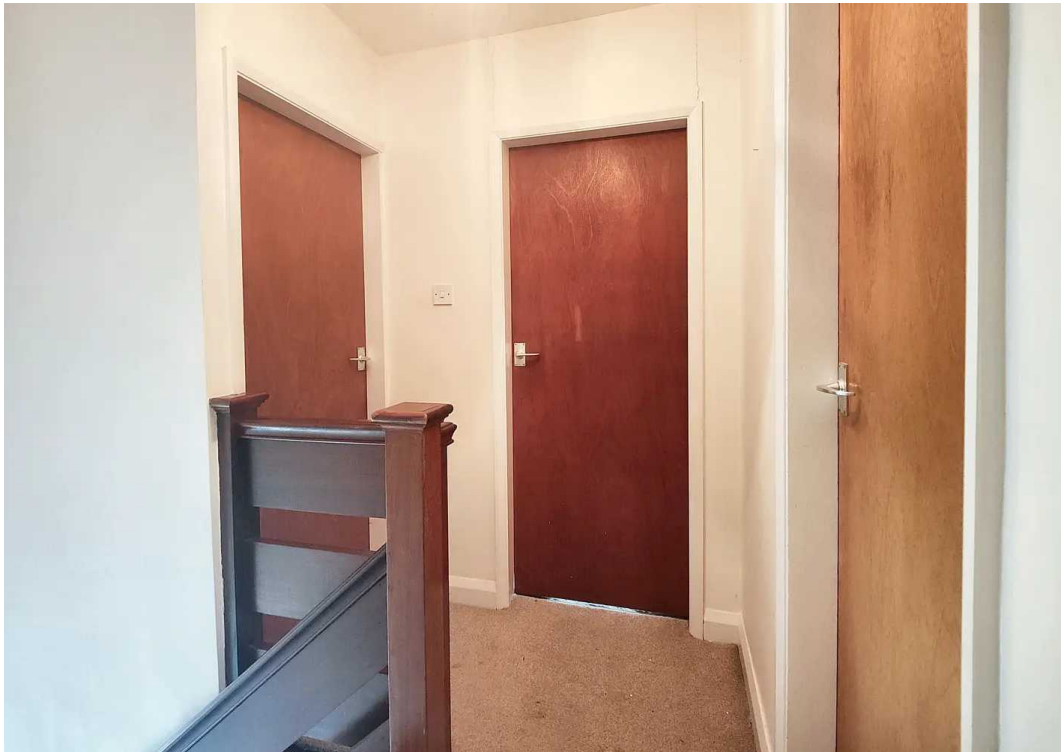
Glasson Dock, Lancaster

Charming 4-bed semi-detached bungalow in peaceful village cul-de-sac with idyllic marina views. Versatile living spaces, well-equipped kitchen, garage/workshop. A hidden gem with serene surroundings ready for you to make your dream home

Council Tax band: C

Tenure: Freehold

- Semi Detached Dormer Bungalow
- 4 Bedrooms
- 2 Receptions
- No Chain
- Garage & Workshop
- 4 Piece Bathroom
- Village Cul de Sac Location
- Transport & Travel Links
- Local Village Amenities
- Marina Views





### **Location**

Glasson is less than a ten-minute drive into Lancaster or to the M6, it enjoys great transport links and has a working port. The Marina provides berths for many yachts and Lancaster Canal runs to Glasson Basin. There are views of the basin from the house. The village is home to some fantastic local businesses such as The Smokehouse, The Quayside Cafe, The Dalton Arms pub, and a handy Local Shop on the dockside, where you'll often find children outside crab fishing on the quay! The village primary school is just a walk away and there is an active local community and church with regular events at the Village Hall too. There is also local bus service and school buses to Ripley St Thomas and Garstang Academy. The village is the catchment area for both Lancaster Grammar Schools.

### **The Bungalow**

Number 6 has been in the same family since 1965, when you visit you will understand why. The house offers space inside and out and in the perfect location too! As you walk through the front door into the hallway you will be impressed by the light, spacious feel of this house. An open stair case leads up to the first floor and doors open to the ground floor rooms. The lounge is bay fronted and has a white pebble effect electric fire. A door connects through to the dining room which has a side window and is open plan to the rear kitchen having an archway. The kitchen has space for a breakfast table and chairs. There is a good range of cabinets, an integrated hob and integrated oven. Another door connects the kitchen to the hallway.

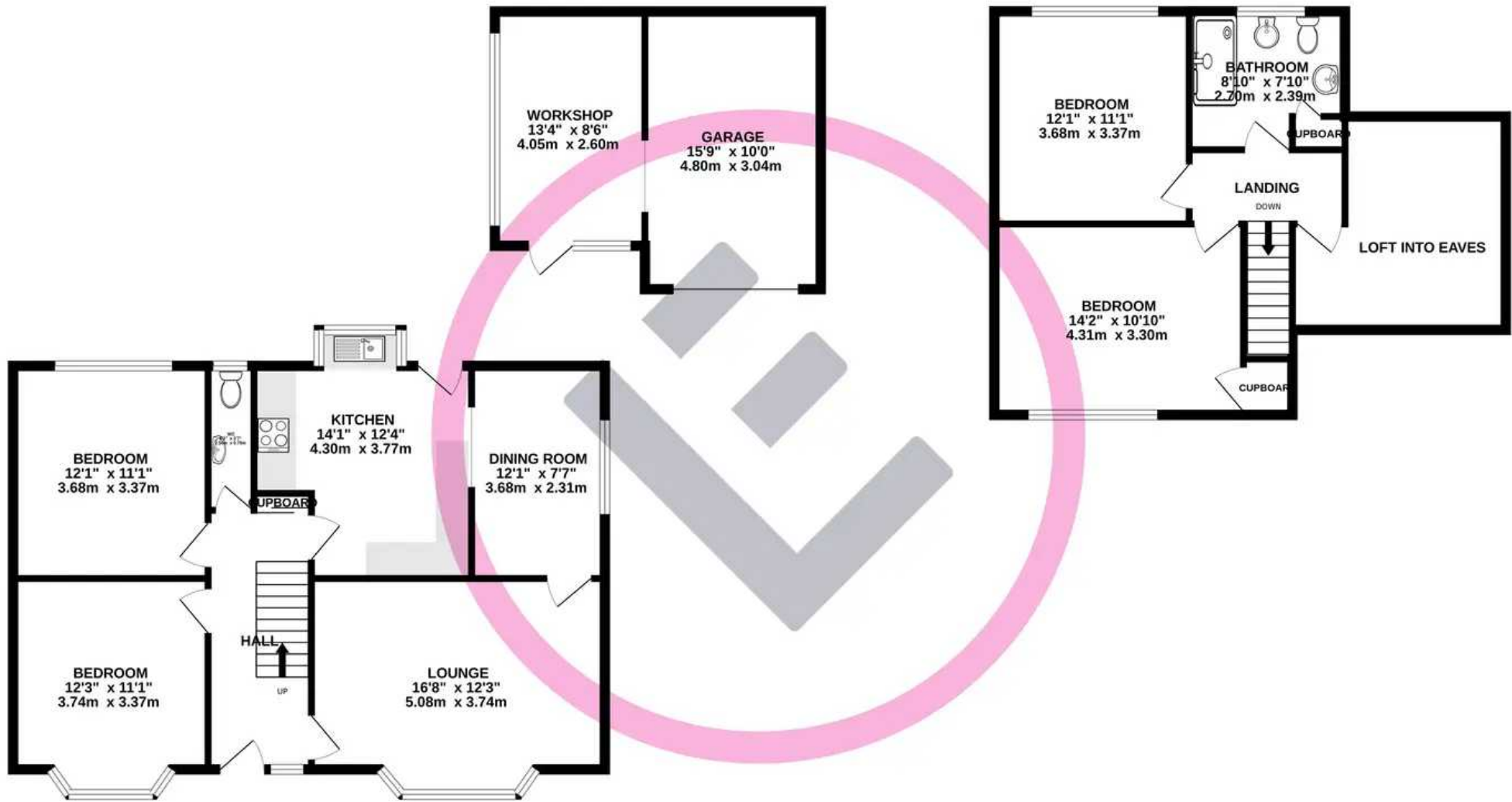
### **Bedrooms & Bathroom**

There are two ground floor bedrooms, both doubles, one to the rear and one to the front. There is a ground floor WC and upstairs a four piece bathroom with large shower enclosure, WC, wash basin and bidet. There are a further two first floor bedrooms. One looks out over the garden and the front bedroom has a large picture window with views to the marina.



GROUND FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.

1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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