



6 Bowland View, Glasson Dock  
Lancaster

£200,000









## 6 Bowland View

Glasson Dock, Lancaster

Generous 3-bed family house in popular village cul de sac. Spacious kitchen, driveway, rear garden with outbuildings. Ideal for families with great amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Family House
- 3 Generous Bedrooms
- Kitchen Diner
- No Chain
- Side by Side Driveway Parking
- Rear Garden & Outhouses
- Cul de Sac Position
- Popular Village Location
- Great Local Amenities
- Transport & Travel Links









### Welcome Home

A modern, uPVC double glazed front door with thumb lock opens to a light, bright hallway. The house is offered for sale with no onward chain and offers the perfect blank canvas - a little work and you can create your perfect home. There is a cupboard to the right and the perfect space for keeping a busy family home tidy with space to hang coats, bags and store shoes. Stairs lead up to the first floor and doors open to the ground floor reception rooms. The lounge has a large picture window looking out over the private rear garden and there is a focal fireplace. A generous room, it offers the perfect space to relax in the evenings and also has a convenient door directly accessing the kitchen. The dining room also has a traditional fireplace with back boiler behind offering an alternate heat source. There is also an immersion tank upstairs.

### Kitchen Diner

The kitchen is open plan with the dining room creating a light living space with a large front window over looking the front garden and side by side parking. The rear kitchen window looks out over the rear garden. The back door is again a modern uPVC double glazed door with thumb lock and opens to the secure rear space where the outhouses and garden open from. The kitchen has a generous range of beech effect cabinets and wood effect work tops are complemented by wood effect flooring and tiled splash backs.

### Upstairs

On the first floor there are three bedrooms each of which will accommodate a double bed making this a surprisingly spacious family home. The bathroom has a white bath and wash basin. There is an over bath shower and separate WC. The landing itself has a generous feel and enjoys natural light with a window overlooking the rear garden.

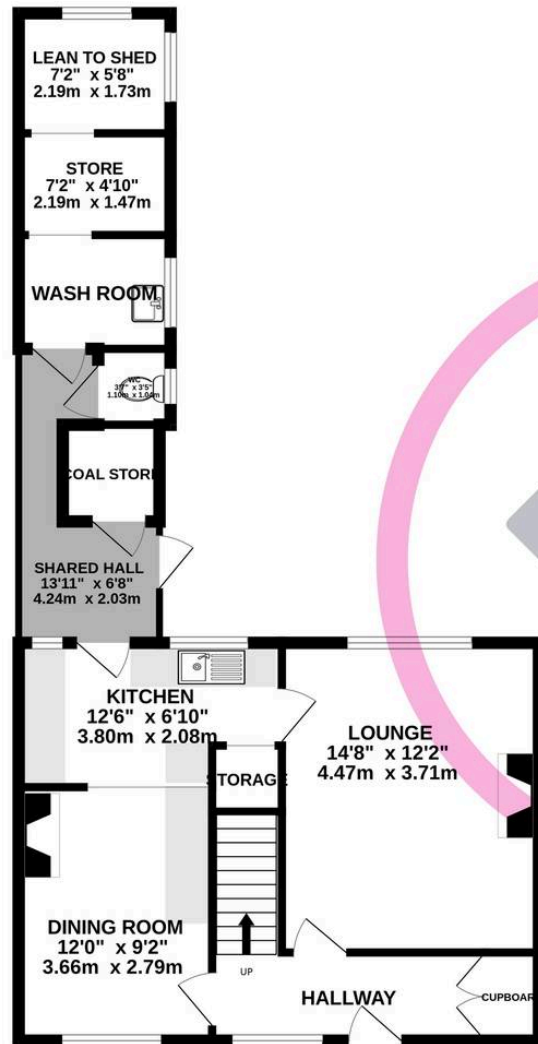
### Outhouses

The kitchen door opens to a secure passageway which is shared with the house next door and allows access to the outhouses which include a coal store and wash room. There is also a garden store and a separate WC. A further door allows secure access to the garden.

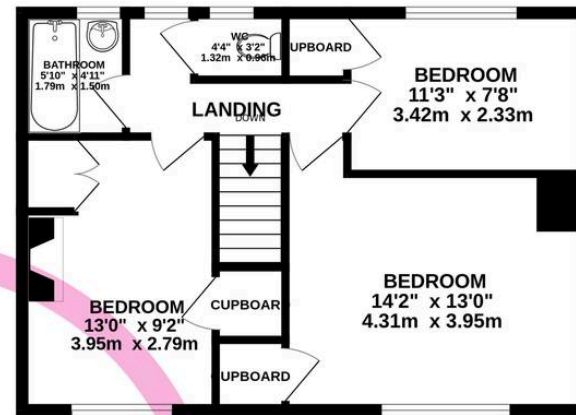




GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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301/302, Riverway House, Morecambe Road - LA1 2RX

01524 555800 · [lancaster@lancastrianestates.co.uk](mailto:lancaster@lancastrianestates.co.uk) · [www.lancastrianestates.co.uk/](http://www.lancastrianestates.co.uk/)