



**R&B**  
ESTATE AGENTS

11 Grasmere Road, Lancaster, LA1  
3HE

11, Grasmere Road, Lancaster

## The property at a glance 2 1 1

- Terraced Property
- Two Bedrooms
- One Reception Room
- Fitted Kitchen
- Three Piece Bathroom
- Enclosed Rear Garden
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: D

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01524 889000  
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**£190,000**

# Get to know the property

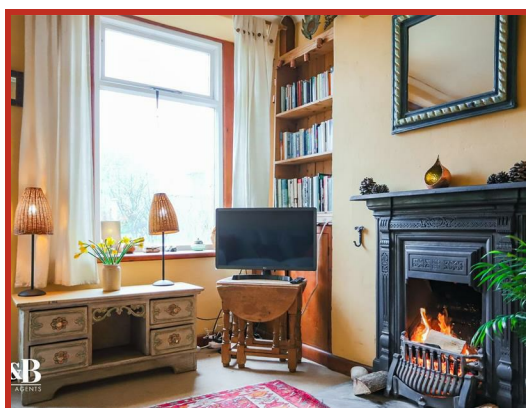


Nestled on Grasmere Road in the picturesque city of Lancaster, this delightful mid-terrace house offers a perfect blend of charm and modern living. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for small families, couples, or individuals seeking a cosy retreat.

As you enter, you are welcomed into a warm reception room that exudes character, enhanced by the presence of open fireplaces that create a homely atmosphere. The heart of the home is undoubtedly the charming cottage kitchen and dining area, which provides an inviting space for culinary adventures and entertaining guests. The kitchen extension, complete with a Velux window, floods the area with natural light, making it a bright and airy space to enjoy meals or relax with a book.

The outdoor space is equally appealing, featuring a quaint rear garden which soaks in the sunshine during the day, the front garden then provides a tranquil setting to enjoy the evening sunshine. To the rear you will find an old wash shed, which could easily be transformed into a studio or workshop for creative pursuits. This unique feature adds to the property's charm and offers endless possibilities for personalisation.

Set back from the main road, the house enjoys a peaceful location while still being conveniently close to local amenities and transport links. This property is a true gem, offering a blend of traditional features and modern comforts, making it a wonderful place to call home. Whether you are looking to settle down or invest, this charming residence on Grasmere Road is not to be missed.





## Ground Floor

### Reception Room

3.76m x 3.18m (12'4 x 10'5)

Hardwood entrance door, hardwood window, central heating radiator, coving, cast iron open fire, slate hearth, TV point, integrated storage, alcove shelving and door to kitchen.

### Kitchen

4.32m x 2.34m (14'2 x 7'8)

UPVC double glazed window, two Velux windows, central heating radiator, wall and base units, wood effect worktops, integrated oven, four burner gas hob, extractor, Belfast sink with mixer tap, integrated fridge freezer, plumbing for washing machine, tiled splash back, under stairs storage, wood effect flooring, stairs to first floor and door to rear porch.

### Rear Porch

2.16m x 0.84m (7'1 x 2'9)

Storage cupboard containing Glow Worm boiler, door to bathroom and hardwood stable door to rear.

### Bathroom

2.16m x 1.96m (7'1 x 6'5)

Hardwood window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, part tiled elevation, part wood panel elevation and wood effect flooring.

## First Floor

### Landing

Hardwood window, loft access and wood effect flooring.

### Bedroom One

3.05m x 2.62m (10' x 8'7)

UPVC double glazed window, central heating radiator, picture rail and wood effect flooring.

### Bedroom Two

2.36m x 2.36m (7'9 x 7'9)

Hardwood window, central heating radiator and wood effect flooring.

## External

### Front

Laid to lawn, paving and mature shrubs.

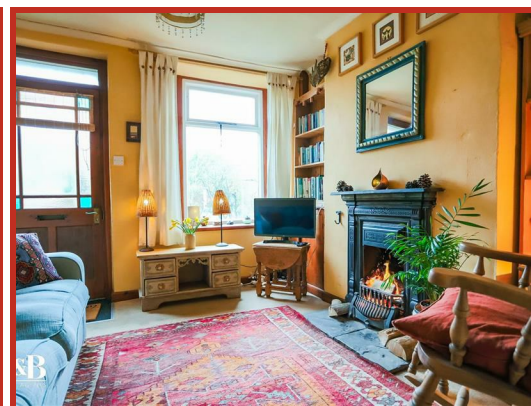
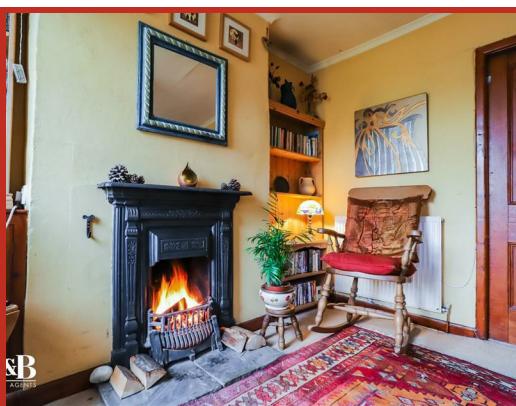
### Rear

Tiered garden, paving, outdoor tap, laid to lawn, pebble area, sheltered area and outbuilding.

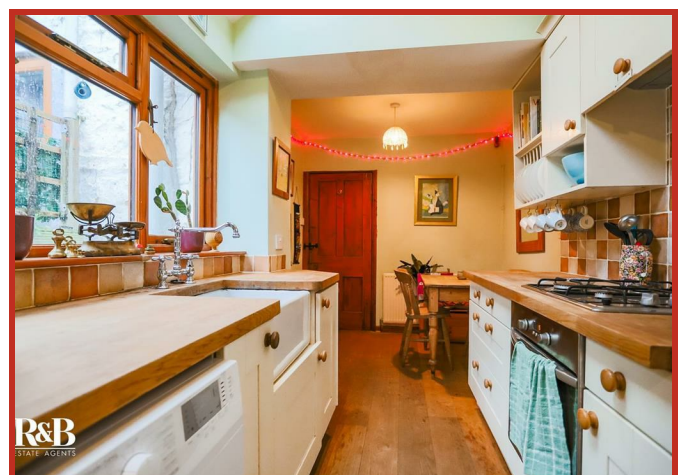
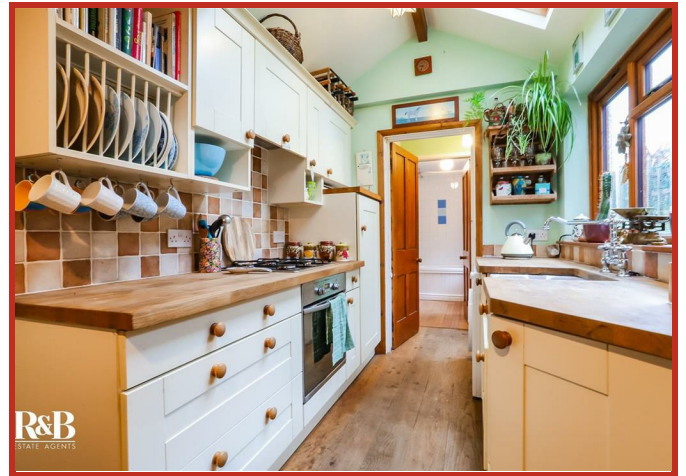
### Outbuilding

3.81m (12'6)

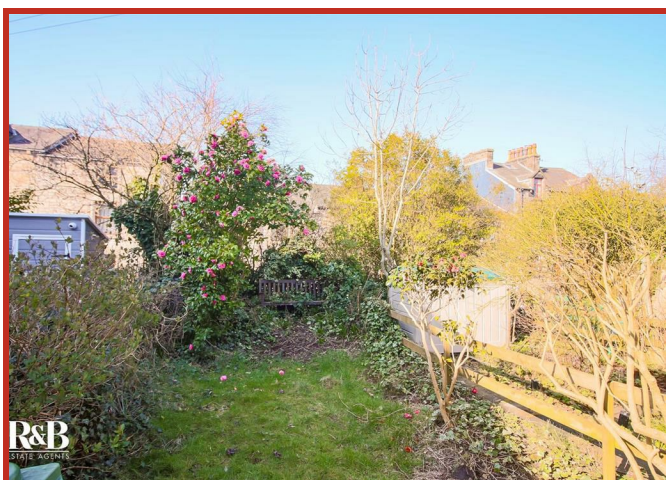
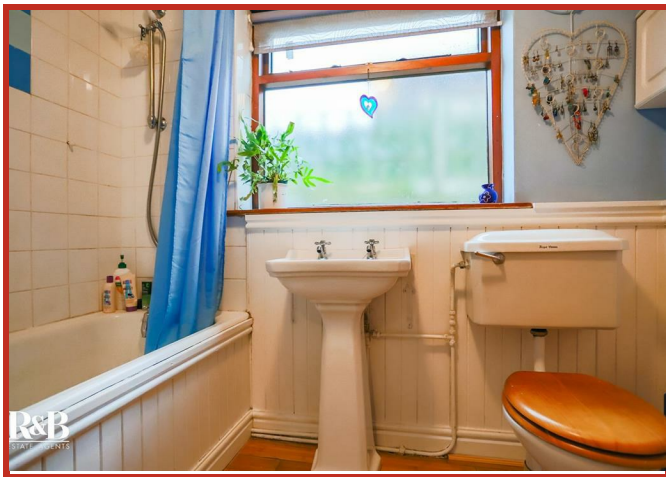
Hardwood window and two Velux windows.



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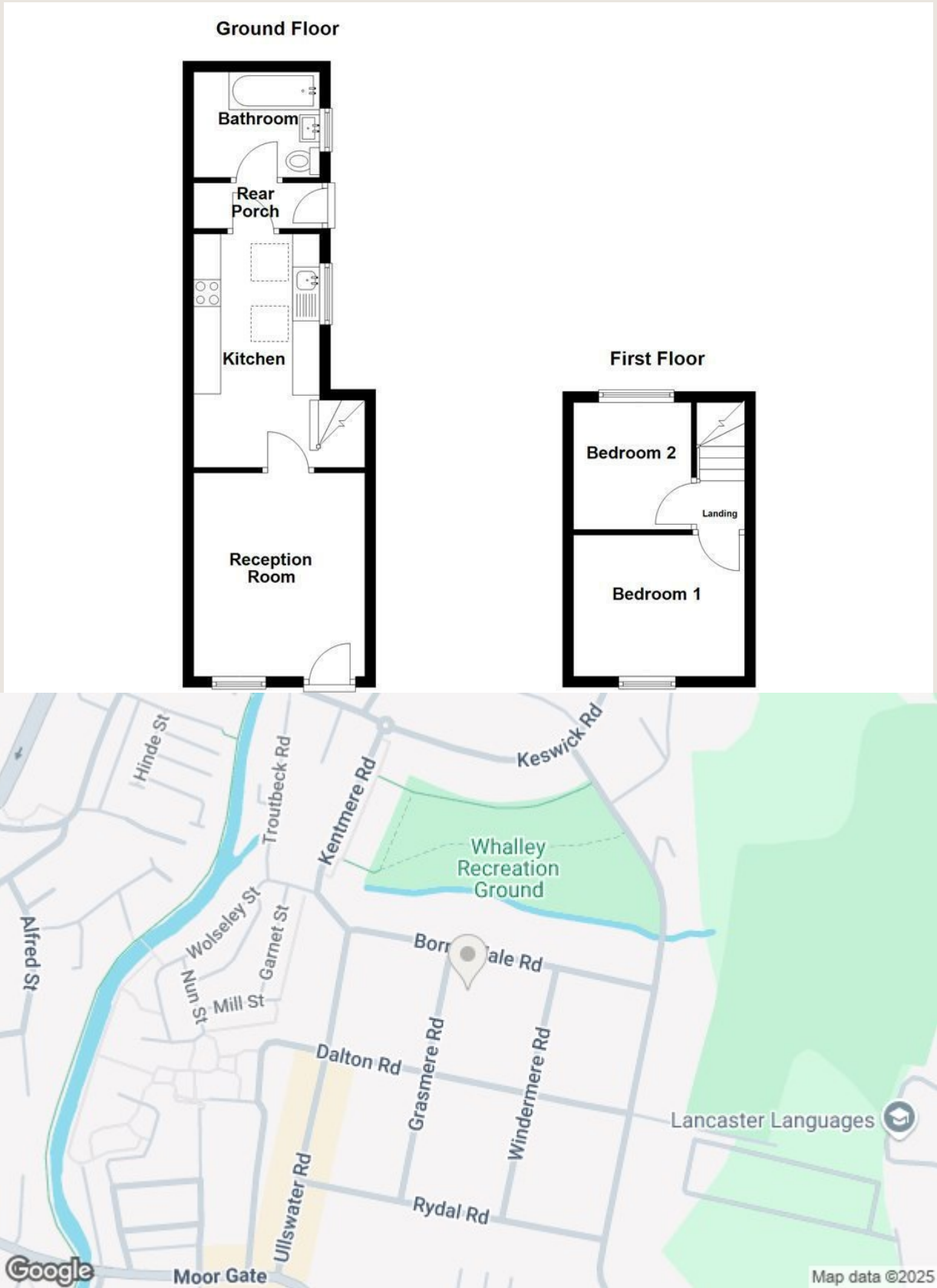
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# Take a nosey round



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