



8 The Grove, Lancaster, LA1 3AL

8, The Grove, Lancaster

## The property at a glance **4** **1** **3**

- Mid Terraced Property Brimming With Character
- Four Bedrooms
- Three Reception Rooms
- Grand Hallway
- Charming Rear Garden
- Highly Sought After Location
- Tenure: Freehold
- Property Band: D
- EPC: D
- Offered With No Chain Delay

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**£385,000**

# Get to know the property



Located in the desirable area of South Lancaster, this charming mid-terraced house on The Grove offers a delightful blend of character and spacious living. With three generously sized reception rooms, this property is perfect for both entertaining guests and enjoying family time. The grand rooms are filled with natural light, creating a warm and inviting atmosphere throughout.

The house boasts four well-proportioned bedrooms, providing ample space for a growing family or for those who appreciate having extra room for guests or a home office. The spacious hallway adds to the sense of grandeur, making a striking first impression as you enter the home.

This property is ideally situated in a sought-after neighborhood, known for its community spirit and convenient access to local amenities. Whether you are looking for a family home or a property with character in a vibrant area, this house on The Grove is sure to meet your needs. Don't miss the opportunity to make this charming residence your own. Offered with no chain delay!





### **Entrance**

Hardwood door to Vestibule.

### **Vestibule**

Dado rail, coving, tiled floor, door to hall.

### **Hallway**

Central heating radiator, coving, door to reception rooms, stairs to first floor.

### **Reception Room 1**

Hardwood single glazed bay window, central heating radiator, picture rail, living flame gas fire, coving.

### **Reception Room 2**

Hardwood single glazed window, central heating radiator, open fireplace, picture rail, coved ceiling.

### **Reception Room 3**

Hardwood single glazed window, central heating radiator, integrated storage, coving, door to kitchen and storage.

### **Kitchen**

Hardwood single glazed window, central heating radiator, stainless steel sink with mixer tap and draining board, integral oven with 4 ring electric hob, integrated extractor fan, space for washing machine, space for fridge, wall and base units with laminate worktops and tiled splash back, coving, tile laminate floor, door to rear.

### **Landing**

Coving, door to bedrooms 1,2,3,4, WC and bathroom.

### **Bedroom 1**

Hardwood single glazed window, central heating radiator, coving.

### **Bedroom 2**

Hardwood single glazed bay window, central heating radiator, coving.

### **Bedroom 3**

Hardwood single glazed window, central heating radiator, coving.

### **Bedroom 4**

Hardwood single glazed window, central heating radiator, coving.

### **Bathroom**

Hardwood single glazed window, central heating radiator, panel bath with mix and rinse tap, part tiled elevation, tile laminate floor, coving.

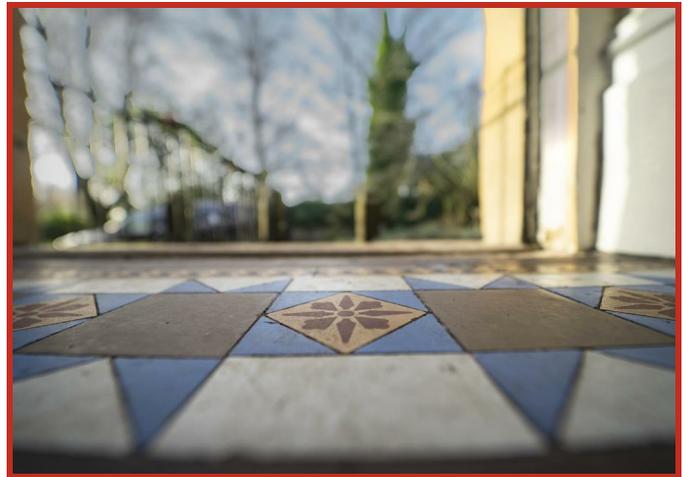
### **Rear Garden**

Low maintenance enclosed garden, a charming space to sit and enjoy the sunshine.



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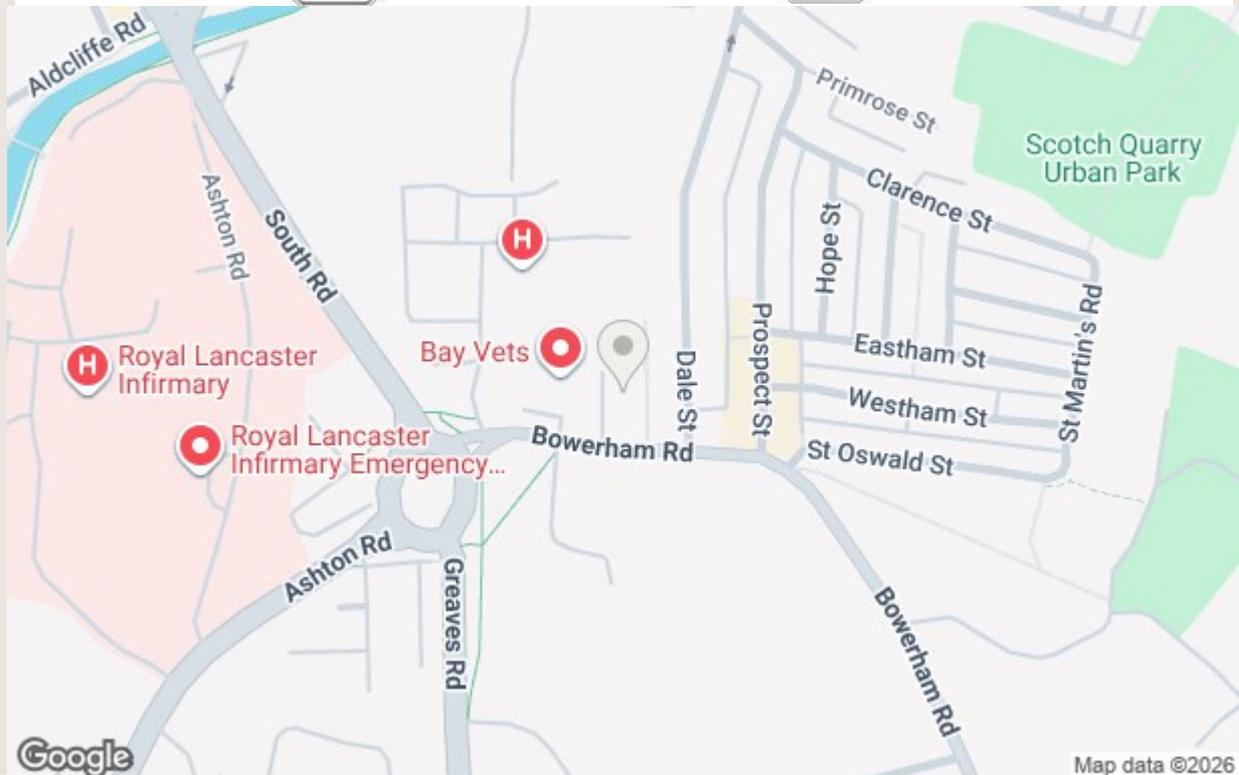
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(65-80) <b>B</b>	
(55-64) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC