

13 Lily Grove, Lancaster, LA1 4TR

13, Lily Grove, Lancaster

The property at a glance 2 1 1

- Full of original character
- Two well proportioned bedrooms
- Just off the A6 in Lancaster
- Large primary reception room
- Extended kitchen/dining room
- Spacious three piece bathroom suite
- Fantastic home for a variety of buyers
- EPC Rating: TBC
- Tenure: Freehold
- Council Tax Band: C

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Get to know the property





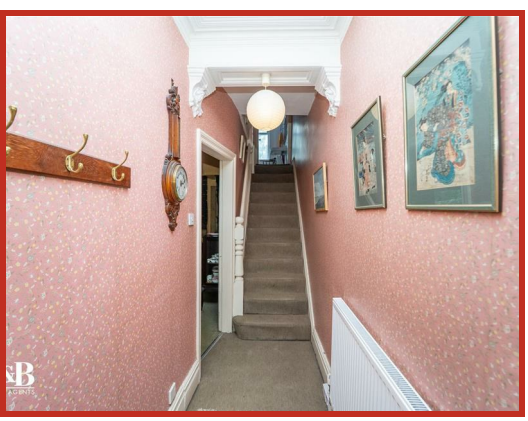
Nestled in the charming area of Lily Grove, Lancaster, this delightful mid terrace house is a true gem, full of character and conveniently located just off the A6. The property boasts a large open reception room that welcomes you with warmth and light, providing an ideal space for both relaxation and entertaining. The spacious kitchen/diner is perfect for family meals and gatherings, offering ample room for culinary creativity.

This home features two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The three-piece bathroom suite is well-appointed, providing a functional and stylish space for your daily routines.

Outside, the rear yard offers a private retreat, perfect for enjoying the fresh air or hosting summer barbecues. With great transport links nearby, commuting and exploring the surrounding areas is made easy.

This property presents an excellent opportunity for those seeking a charming home in a convenient location. Whether you are a first-time buyer or looking to invest, this house is sure to impress.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.









Ground Floor

Entrance Vestibule
Wood single glazed window, coving, wooden door, original tile floor, wood single glazed stained glass window, wood single glazed door leading to hallway

Hallway
Central heating radiator, coving, cornice, door to reception room, stairs leading to the first floor.

Reception Rooom
Wood single glazed sash bay window with secondary glazing, UPVC double glazed window, coving, central radiator x2, original cast iron fireplace with wood surround and slate hearth, door to kitchen

Kitchen/Dining Room
Wood single glazed window x2, wood double glazed window x2, central heating radiator x2, wooden wall and base units, wooden worktop, hood extractor, freestanding electric oven with four ring hob, 1 1/2 stainless steel sink mixer tap, space for fridge freezer, plumbing for washing machine, space for tumble dryer, wood double glazed door leading to rear, door leading to cellar, lino floor

First Floor

Landing
Smoke alarm, central heating radiator, doors to bedrooms 1, 2 and bathroom, airing cupboard, stairs leading to ground floor

Bathroom
Wood double glazed window, central heating towel radiator, central heating radiator, floor mounted press plate dual flush WC, pedestal sink traditional taps, direct feed corner shower, concealed Worcester combination Boiler, vinyl tile floor

Bedroom One
Wood single glazed sash window with secondary glazing, central heating radiator, coving, wood floor

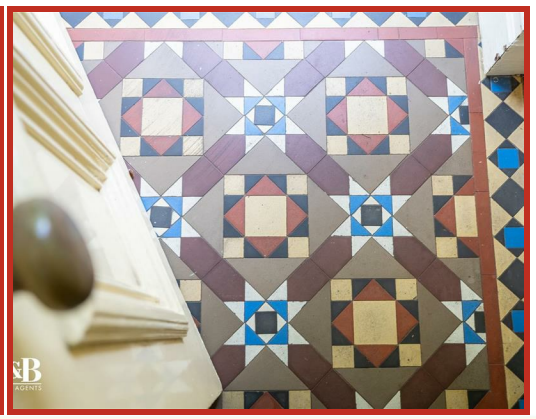
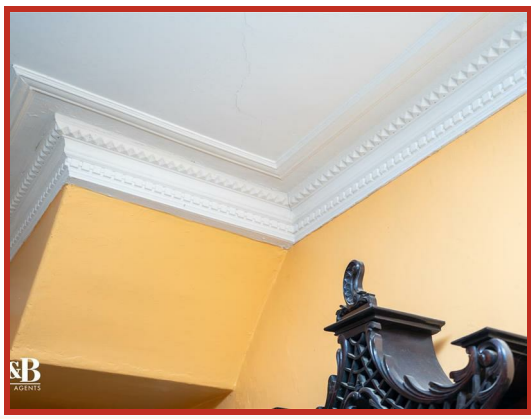
Bedroom Two
UPVC double glazed window, central heating radiator, wood floor

Lower Ground Floor

Cellar
Wood window, electricity, stairs leading to ground floor

Front
Mature shrubs, flagged path leading to front door

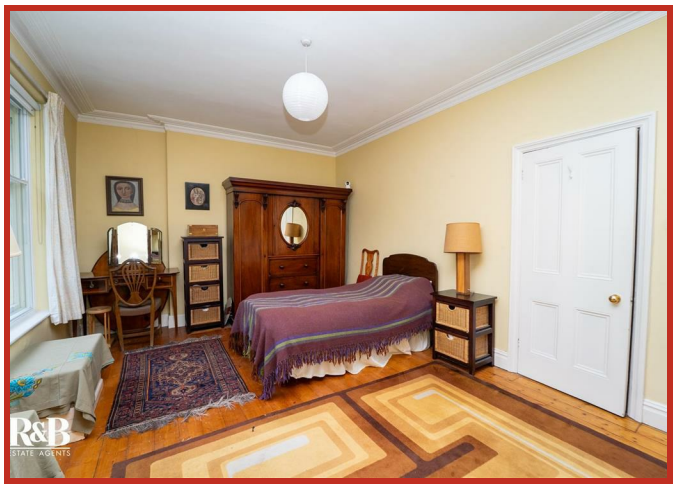
Rear
Yard space

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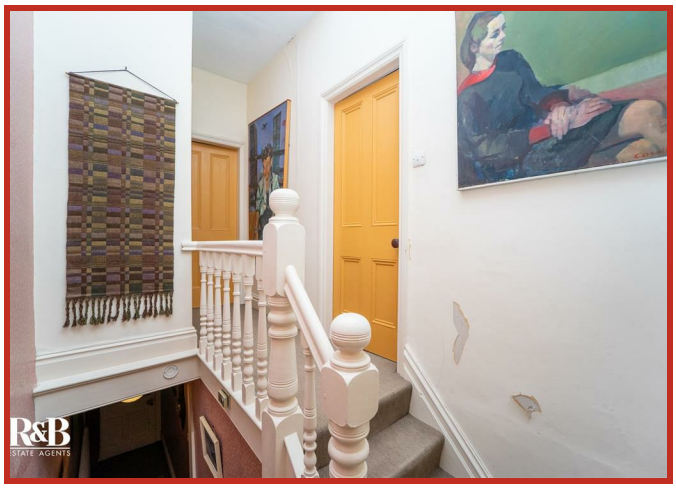












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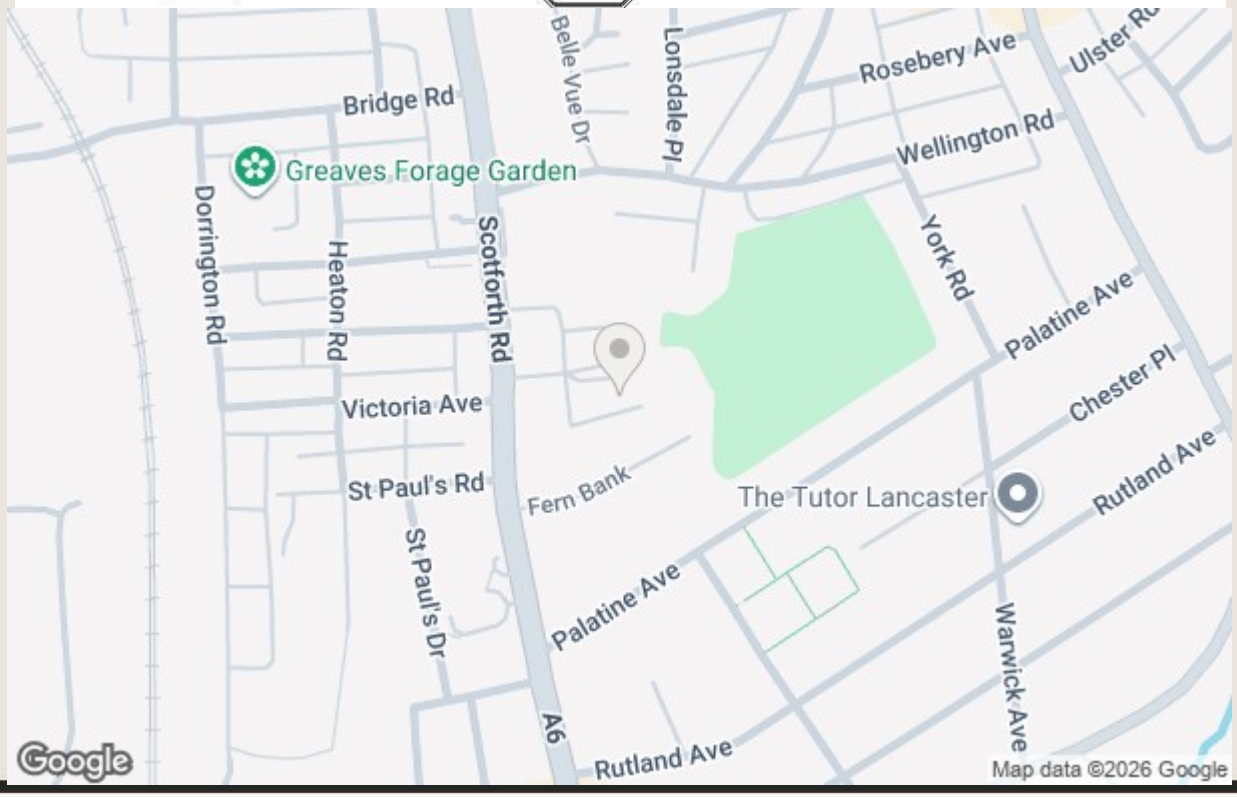




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