



R&B
ESTATE AGENTS

3, Marsh
Lane, Cockerham, LA2 0EJ

3, Marsh Lane, , Cockerham

The property at a glance 2 1 1

- Mid Terraced Property
- Beautiful Rural Outlook
- Two Bedrooms
- Original Features
- Renovated To A High Standard
- Rear Garden Enjoying Views
- Tenure: Freehold
- Council Tax Band: A
- EPC: D
- Idyllic Setting

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£185,000

Get to know the property



Nestled in the charming village of Cockerham, this delightful mid-terrace house on Marsh Lane offers a perfect blend of comfort and rural charm. Ideal for first-time buyers and couples, this property is move-in ready, allowing you to settle in without delay.

As you enter, you are welcomed by a cosy reception room, featuring a beautiful cast iron fire that adds warmth and character to the space. This inviting area is perfect for relaxing or entertaining guests. The modern fitted kitchen is both stylish and functional, providing an excellent space for culinary adventures.

The house boasts two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The contemporary three-piece fitted bathroom suite is designed with modern living in mind, ensuring convenience and comfort.

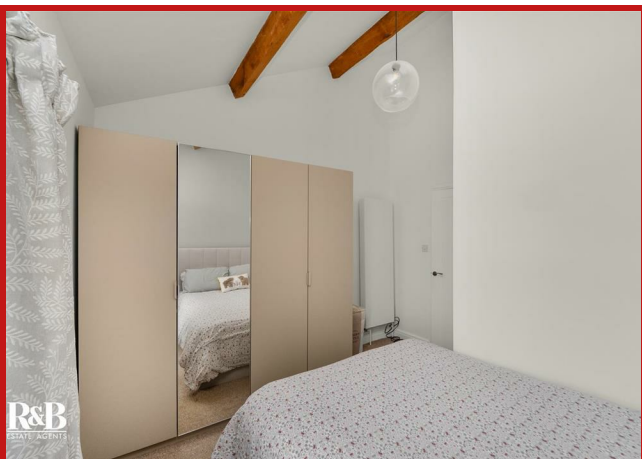
One of the standout features of this property is its idyllic location. The garden backs onto a picturesque farmer's field, where you can enjoy the sight of friendly livestock grazing nearby. This serene setting provides a wonderful escape from the hustle and bustle of everyday life, making it an ideal spot for those who appreciate nature and tranquillity.

In summary, this charming home on Marsh Lane is a fantastic opportunity for anyone looking to embrace a peaceful lifestyle in a beautiful rural setting. With its inviting interiors and lovely outdoor space, it is sure to capture the hearts of many. Do not miss the chance to make this delightful property your own.

*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.



3 Marsh Lane, Cockerham,
LA2 0EJ



GET IN TOUCH TODAY

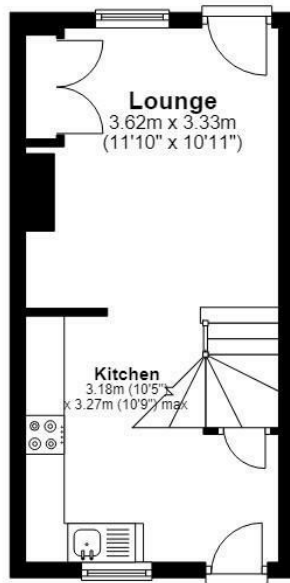
01524 889000

lancaster@rbestateagents.co.uk

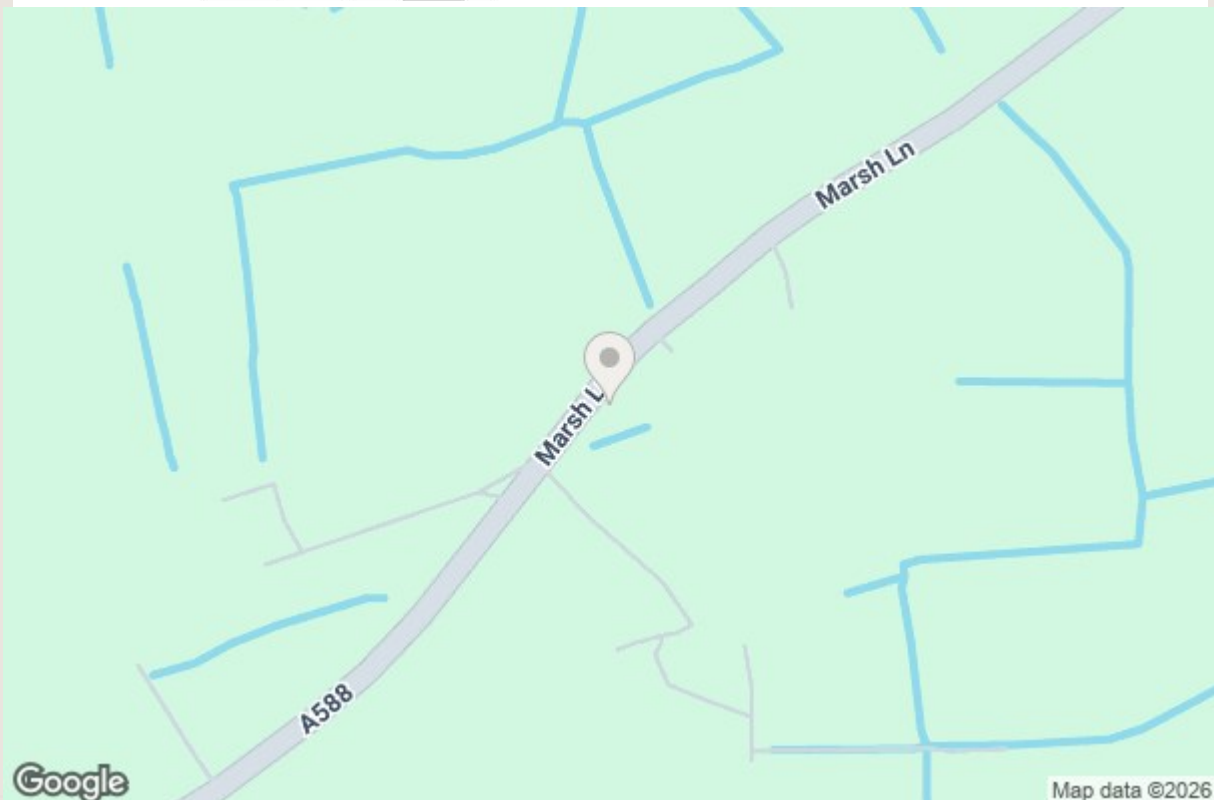
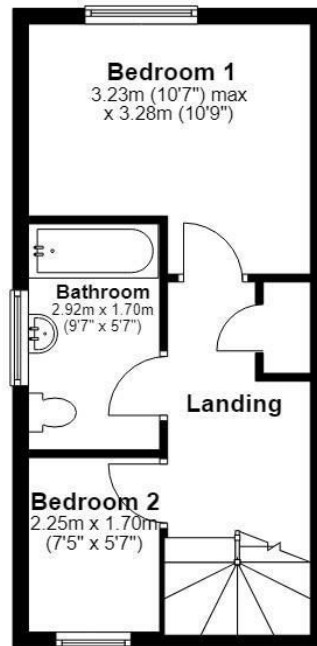
www.rbstateagents.co.uk

Take a nosey round

Ground Floor



First Floor



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	