



**R&B**  
ESTATE AGENTS

8 Ten Row, Lancaster, LA2 0BZ

8, Ten Row, Lancaster

## The property at a glance 1 1 1

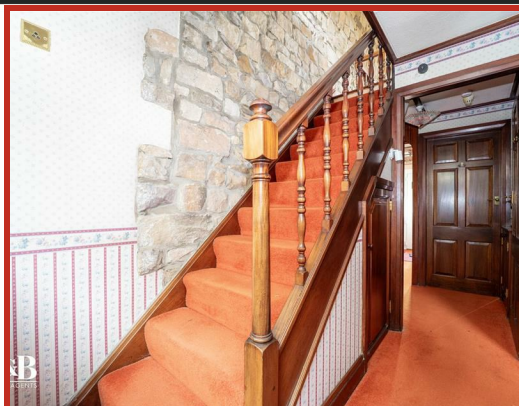
- Charming Cottage In The Picturesque Location Of Glasson Dock
- One Bedroom
- Kitchen/ Reception Room
- Utility Room
- Sought After Location
- Tenure: Freehold
- Property Band: A
- EPC: C

**R&B**  
ESTATE AGENTS

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

**£129,950**

# Get to know the property



Nestled in the charming area of Ten Row, Lancaster, this house presents an exciting opportunity for those seeking a project or for astute investors. The property boasts a well-thought-out layout, featuring a convenient bedroom and bathroom located on the ground floor, making it ideal for easy living or potential rental appeal.

As you ascend to the first floor, you will discover a delightful open plan kitchen and living area. This space is perfect for entertaining guests or enjoying a quiet evening at home, offering a versatile environment that can be tailored to your personal style and needs. The open plan design enhances the sense of space and light, creating a welcoming atmosphere. There is also potential for another bedroom to be made in the loft space!

The location itself is a significant highlight, providing a lovely setting that combines the tranquillity of residential living with the convenience of nearby amenities. Whether you are looking to invest in a property with great potential or seeking a project to make your own, this house in Ten Row is a promising choice. With a little imagination and effort, it can be transformed into a wonderful home or a lucrative investment. Do not miss the chance to explore the possibilities that this property has to offer.

For further information, please contact the office at your earliest convenience.





### **Entrance Hall**

Composite double glazed frosted door, door to bedroom 1, door to second hall.

### **Bedroom 1**

UPVC double glazed window, electric room heater, built-in wardrobes.

### **Second Hall**

Wood double glazed stairs to first floor, door to bathroom & rear.

### **Bathroom**

Wood double glazed window, half tiled to complement, electric room heater, pedestal sink mixer, low rise w/c, panelled bath mixer & electric shower rinse head.

### **Utility**

Panelled in wall and base units, 1 ½ stainless sink mixer, electric room heater, plumbing for washing machine, space for dryer, lino floor.

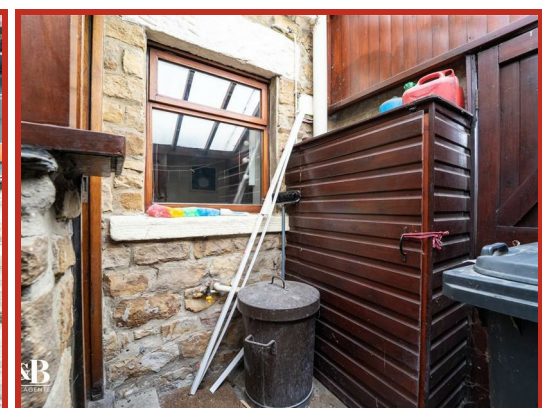
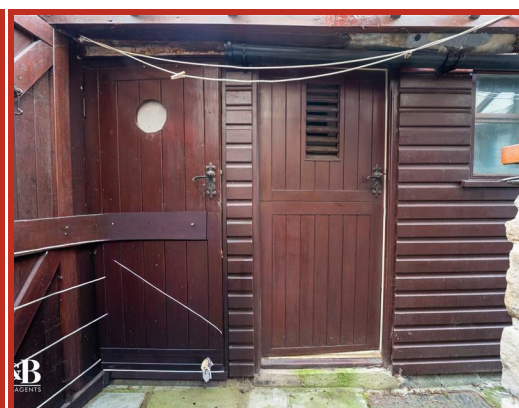
### **First Floor Landing**

### **Kitchen/ Living Room**

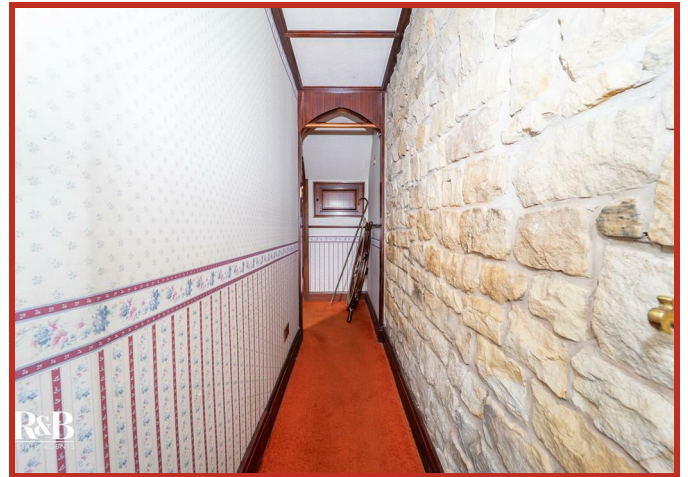
UPVC double glazed window, 6 x spot light points, smoke alarm, tiled splash back, panelled in wall and base, tiled work top 1 ½ stainless sink, 4 ring gas hob, hood extractor, partial parquet floor open multi fuel cast iron fire, tiled hearth, electric fire, stairs to ground floor.

### **Externally**

Front pavement and rear yard, access to utility, shed.



8 Ten Row, Lancaster, LA2  
OBZ



8 Ten Row, Lancaster, LA2  
OBZ

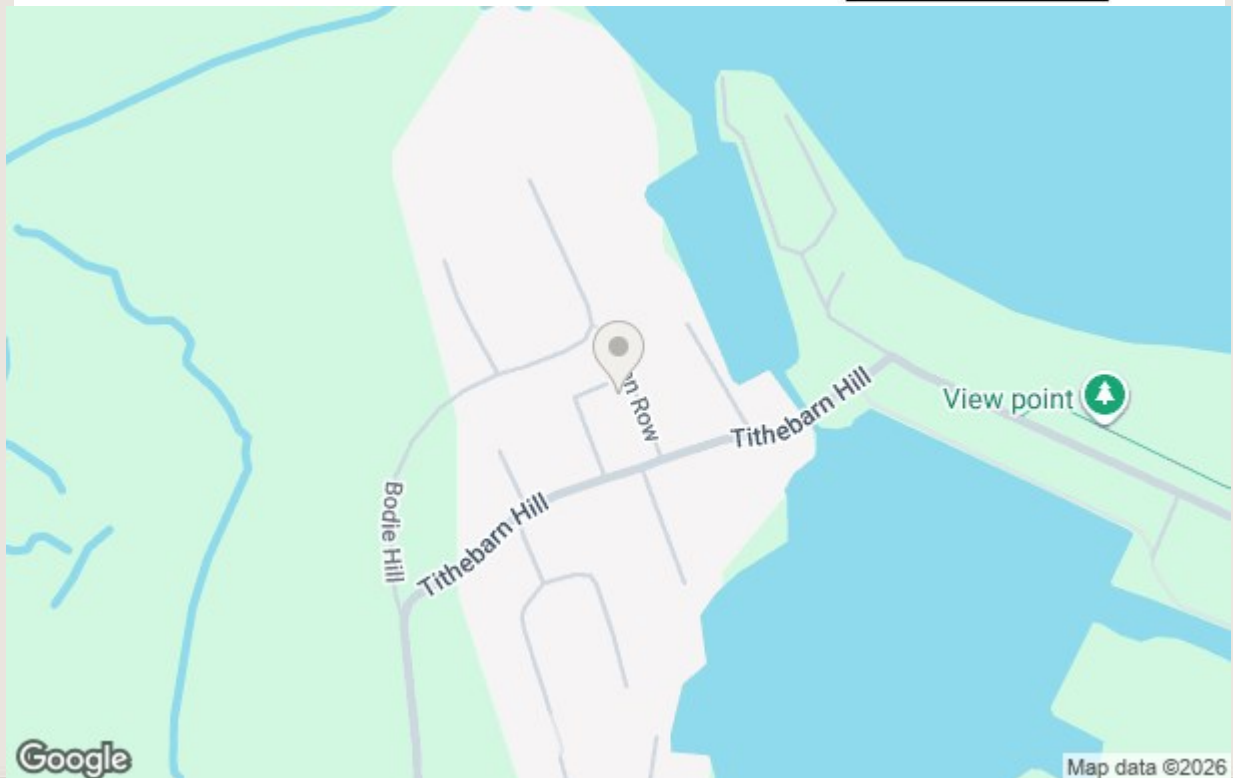
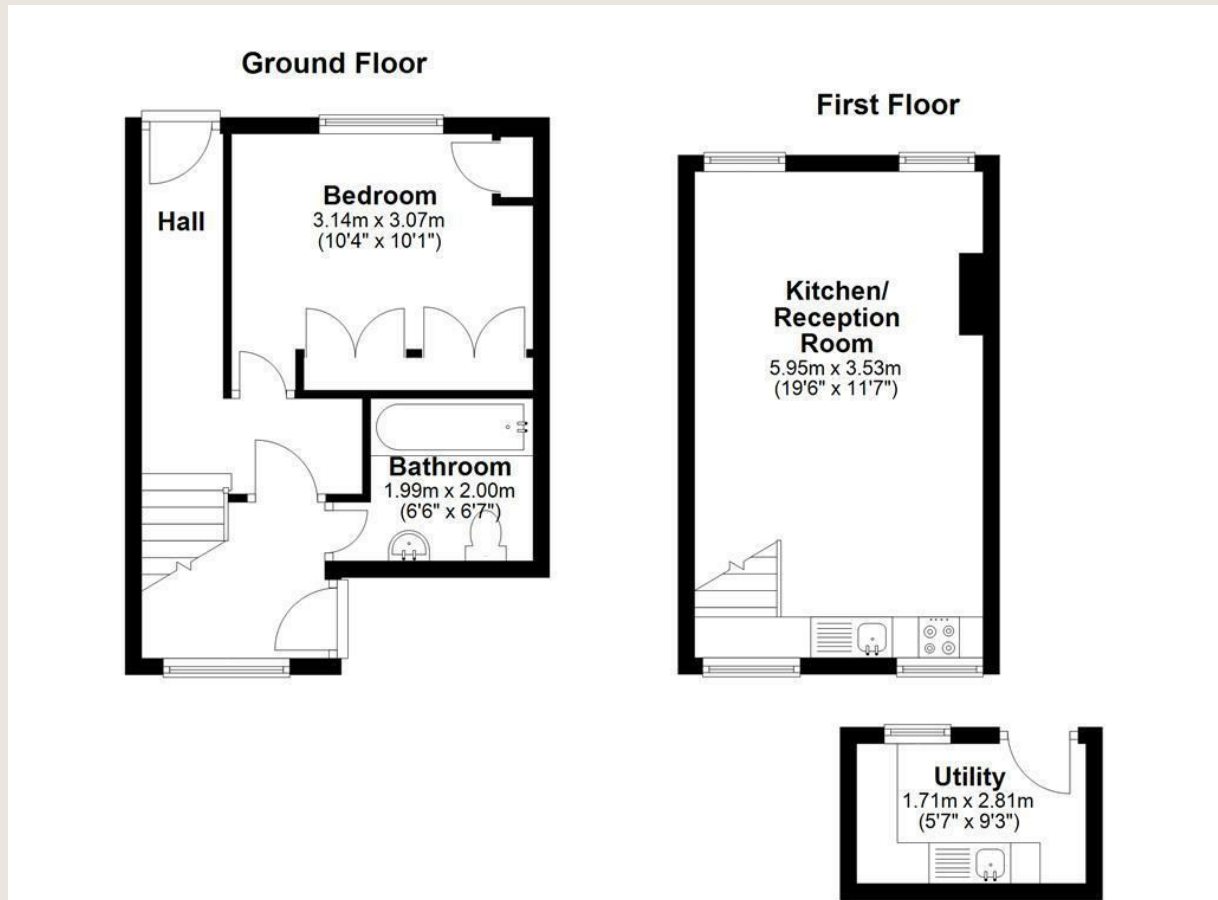
**GET IN TOUCH TODAY**

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

# Take a nosey round



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

Energy Efficiency Rating	Current	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	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	