R&B ESTATE AGENTS

25 Main Street, Cockerham,
Lancaster, LA2 0EF

25, Main Street, Cockerham, Lancaster

The property at a glance

2 1 1

- Charming Mid Terraced Property
- New Roof (2024), windows, doors & heating system.
- Two Bedrooms
- Lounge To Kitchen
- Generous Rear Garden
- Sought After Village Location
- Tenure: Freehold
- Property Banding: B
- EPC: TBC
- Easy Access to The M6 Link Road

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£180,000

Get to know the property

Nestled on Main Street in the charming village of Cockerham, Lancaster, this delightful terrace house offers a perfect blend of character and comfort. The property is situated in a lovely area, making it an ideal home for families or those seeking a peaceful retreat.

As you step inside, you are welcomed by a spacious yet cosy reception room that exudes warmth and character, providing an inviting space for relaxation and entertaining. The fitted kitchen complements the style of the home beautifully, offering both functionality and charm for culinary enthusiasts.

This residence boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The three-piece bathroom suite is conveniently designed, ensuring comfort and practicality for everyday living.

Outside, the property features a rear yard complete with an outbuilding, perfect for additional storage or as a workshop. Furthermore, a detached lawned garden offers a serene outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family.

This lovely home in Cockerham is a rare find, combining spacious living with a warm atmosphere in a desirable location. It presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed property.

*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.

Vestibule
Solid wood door, 1 x spot light point, wood single glazed door to reception room.

Reception Room
UPVC double glazed window, 3 electric heaters, 6 x spot light points, exposed beams, exposed stone fireplace, stairs to first floor, door to kitchen.

Kitchen
UPVC double glazed window, electric heater, tiled splash back, shaker style wall and base units, solid wood worktop, extractor hood, 4 ring induction hob, electric oven, stainless steel sink with mixer tap, space for fridge freezer and dryer, plumbing for washing machine, dishwasher, tiled floor, UPVC double glazed door to rear.

Landing
UPVC double glazed window, electric heater, smoke alarm, loft access, doors to bedroom 1,2, bathroom, stairs to ground floor.

Bathroom
UPVC double glazed frosted window, half tiled walls, electric heater, pedestal wash basin with traditional taps, dual flush WC, panelled bath with traditional taps, electric overhead shower, cupboard housing hot water cylinder, lino floor.

Bedroom 1
UPVC double glazed window, electric heater.

Bedroom 2
UPVC double glazed window, electric heater.

Rear Garden
Substantial lawn and patio.

Please note:
- New roof - November 2024
- New double-glazed windows and back door - Nov 2022
- New front door - October 2025
- New internal doors upstairs - October 2025
- New electric heating system - February 2024
- Upgraded loft insulation – November 2024

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Take a nosey round

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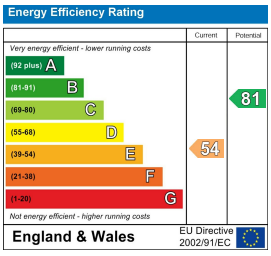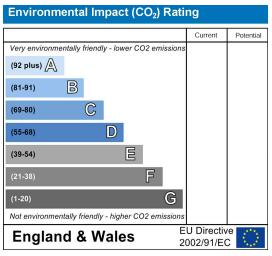
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