



R&B

25 St. Michael's Gardens,  
Cockerham, Lancaster, LA2 0DD

25, St. Michael's Gardens, Cockerham, Lancaster

## The property at a glance 4 2 2

- Newly Built Detached Property
- Generous Plot & Scenic Location
- Four Bedrooms (En-Suite To Master)
- Fabulous Kitchen & Dining Space
- Spacious Living Room
- Ground Floor WC
- Gardens & Driveway
- Tenure:
- Property Banding:
- EPC:

**R&B**  
ESTATE AGENTS

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£300,000**

# Get to know the property



Nestled in the charming area of St. Michael's Gardens, Cockerham, Lancaster, this splendid detached house offers a perfect blend of comfort and convenience. Boasting four generously sized bedrooms, the property features an en-suite bathroom attached to the master bedroom, ensuring a private retreat for relaxation.

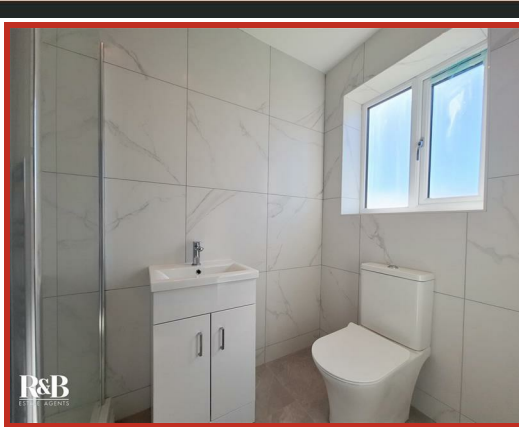
The heart of the home is a spacious kitchen that seamlessly opens into a delightful dining room, creating an ideal space for family gatherings and entertaining guests. The layout is designed to enhance both functionality and flow, making it a wonderful environment for modern living.

Set on a good-sized plot, the property provides ample outdoor space, perfect for enjoying the fresh air or for children to play. The fantastic location offers easy access to the motorway, making commuting a breeze and connecting you to nearby towns and cities.

This home is not just a place to live; it is a sanctuary that combines the tranquility of a rural setting with the convenience of urban amenities. Whether you are looking for a family home or a peaceful retreat, this property in Cockerham is sure to impress. Don't miss the opportunity to make this delightful house your new home.

Offered with no chain delay!





### **Entrance Hall**

UPVC door into entrance hall, radiator, smoke alarm, alarm controls, doors to living room, kitchen/diner, WC, storage cupboard and stairs to first floor.

### **Living Room**

UPVC window, radiator, spotlights, thermostat and TV point.

### **Kitchen/Diner**

Radiator, mix of high gloss wall and base units with laminate worktops, integrated oven, four ring gas hob, extractor fan, sink with mixer tap and draining board, space for fridge/freezer, dishwasher and washing machine, spotlights, smoke alarm, tiled flooring and two sets of UPVC doors to rear.

### **WC**

UPVC window, radiator, dual flush WC, vanity wash basin with mixer tap, extractor fan, partially tiled surround and tiled flooring.

### **First Floor**

#### **Landing**

UPVC window, radiator, smoke alarm, doors to bedroom one, two, three, four, main bathroom and storage cupboard.

#### **Bedroom One**

UPVC window, radiator, TV point and door to En suite.

#### **En Suite**

UPVC window, dual flush WC, vanity wash basin with mixer tap, direct feed rain shower with rinse head attachment, extractor fan, heated towel rail, fully tiled surround and tiled flooring.

#### **Bedroom Two**

UPVC window and radiator.

#### **Bedroom Three**

UPVC window and radiator.

#### **Bedroom Four**

UPVC window and radiator.

### **Bathroom**

UPVC window, dual flush WC, vanity wash basin with mixer tap, tiled bath with mixer tap and rinse head attachment, shower cubicle with direct feed rain shower and rinse head attachment, extractor fan, heated towel rail, spotlights, fully tiled surround and tiled flooring.

### **External**

#### **Front**

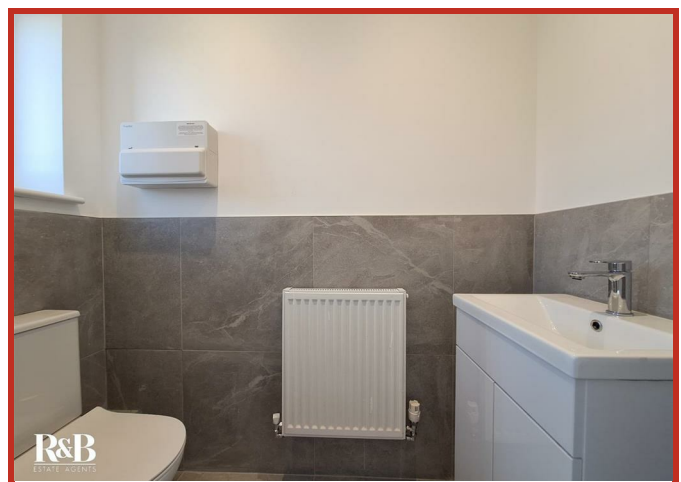
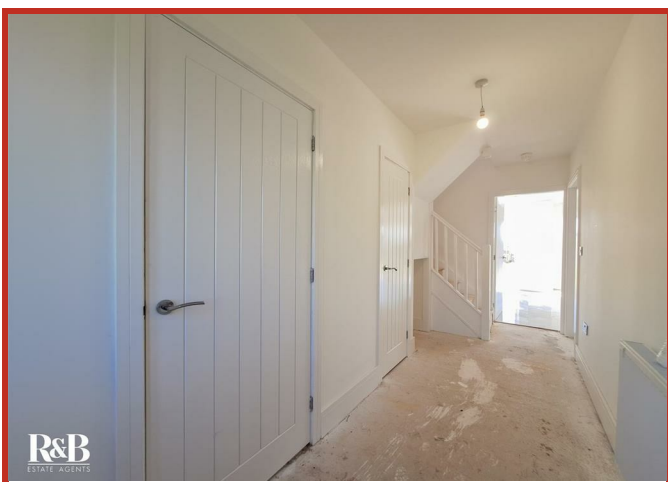
Laid to lawn and parking for 3 cars.

#### **Rear**

Patio area, outdoor tap and laid to lawn.



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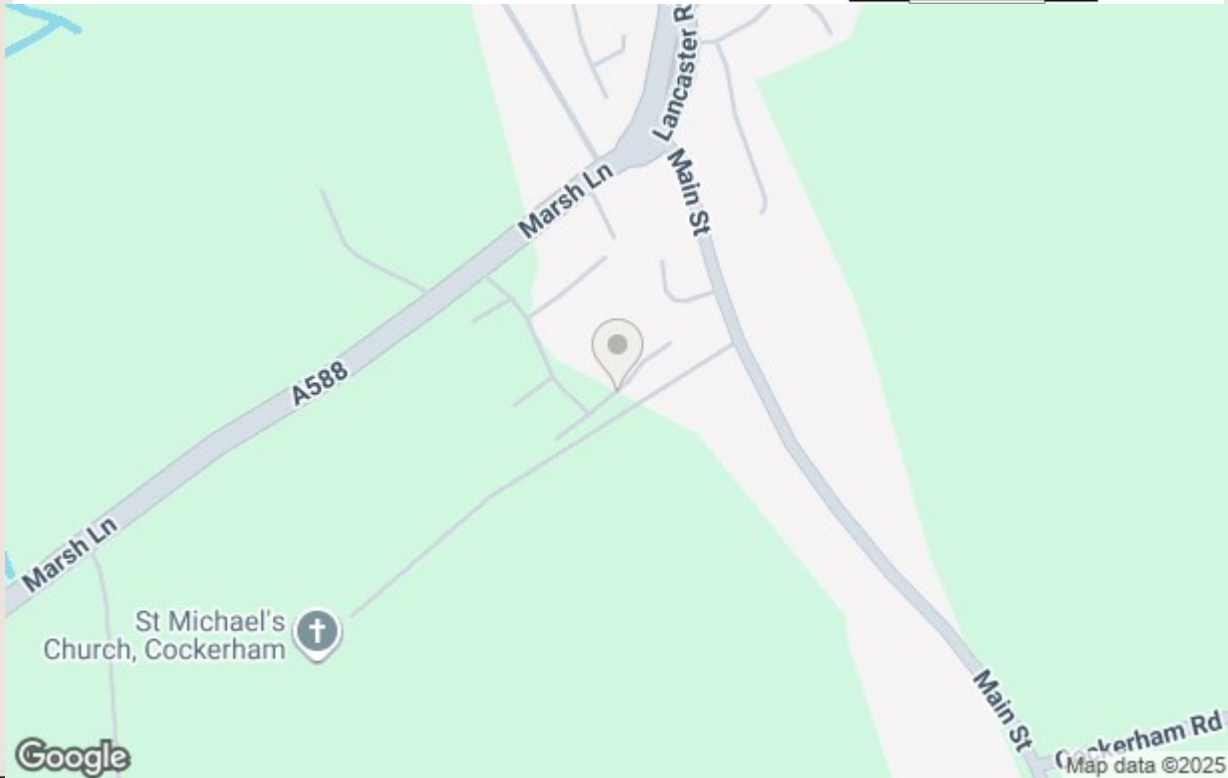
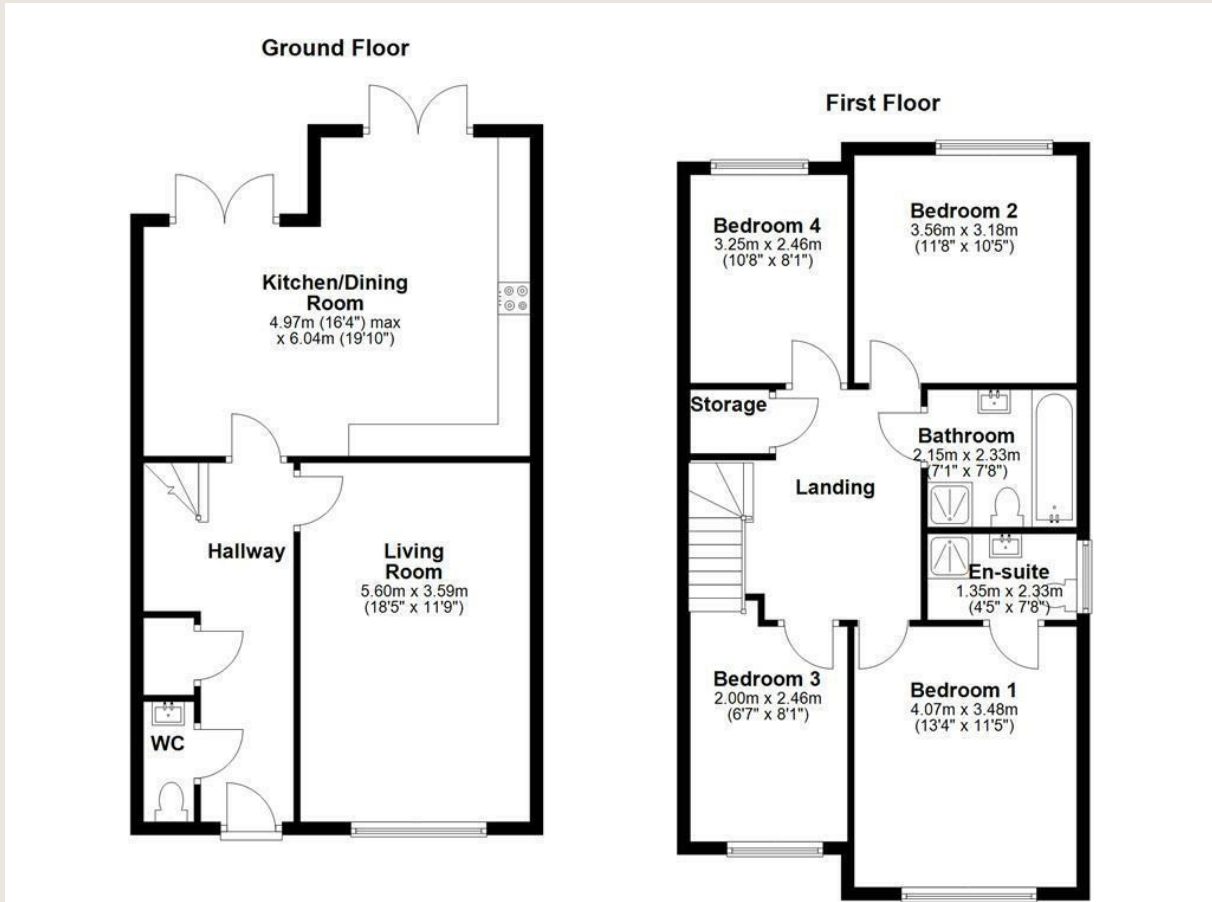
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# Take a nosey round



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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>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
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>	
(55-68) <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	
England & Wales	
EU Directive 2002/91/EC	