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ESTATE AGENTS

24 Tithebarn Hill, Glasson Dock,  
Lancaster, LA2 0DQ

24, Tithebarn Hill, Glasson Dock, Lancaster

## The property at a glance 4 1 2

- Spacious Mid Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Enclosed Rear Yard
- Sought After Location
- Scenic Location
- Tenure: Freehold
- Property Band: TBC
- EPC: E

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**£190,000**

# Get to know the property



Nestled in the charming area of Tithebarn Hill, Glasson Dock, Lancaster, this delightful four-bedroom mid-terrace house presents an excellent opportunity for families and professionals alike. The property boasts two spacious reception rooms, offering ample space for relaxation and entertaining guests.

The well-proportioned kitchen is designed for both functionality and comfort, making it an ideal space for culinary enthusiasts. With four inviting bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own personal retreat.

The property also features two well-appointed bathrooms, catering to the needs of a busy household. The surrounding area is known for its picturesque views and community spirit, making it a wonderful place to call home.

This mid-terrace house combines practicality with a warm, welcoming atmosphere, making it a perfect choice for those seeking a blend of comfort and convenience in a desirable location. Don't miss the chance to make this lovely property your own.

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





### Reception Room 1

3 x Double glazed windows, central heating radiator, open cast-iron fire with marble surround and half wood lintel open to hallway.

### Hallway

Stairs leading to 1st floor, door leading to second reception room.

### Reception Room 2

Double glazed window, open fire marble half and surround, laminate floor, central heating radiator, door leading to kitchen.

### Kitchen

8 x Spotlight points, UPVC double glazed window, wood single glazed door, tiled splash back, central heating radiator, panelled in wall and base units, laminate worktops, extractor hood, 4 ring electric hob, single electric oven, one and a half composite sink with mixer tap, plumbing for washing machine, space for fridge freezer, doors leading to bathroom, laminate floor.

### Bathroom

UPVC double glazed frosted window, central heating radiator, 3 x spotlights, half tiled walls, dual flush WC pedestal sink with traditional taps, single electric shower cubicle, Lino floor.

### Utility Room

Space for tumble dryer incorporating; gas combination boiler.

### Rear Yard

### First Floor Landing

Smoke alarm, stairs leading to ground floor and second floor, doors leading to bedroom one, bedroom two and bathroom, electric heater.

### Bathroom

Wood double glazed frosted window, half tiled to complement, low rise WC, central heating radiator, pedestal washbasin with traditional taps, panelled bath with mixer tap, rinse head, tiling and lino floor.

### Bedroom 1

UPVC double glazed window, central heating radiator.

### Bedroom 2

UPVC double glazed window, central heating radiator.

### Second Floor Landing

Smoke alarm, stairs leading to 1st floor, doors leading To bedrooms 2,3 and 4.

### Bedroom 3

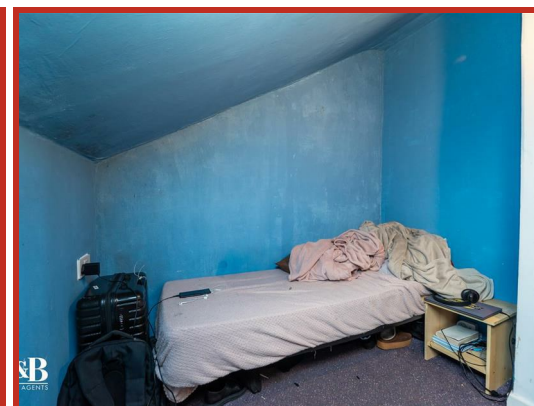
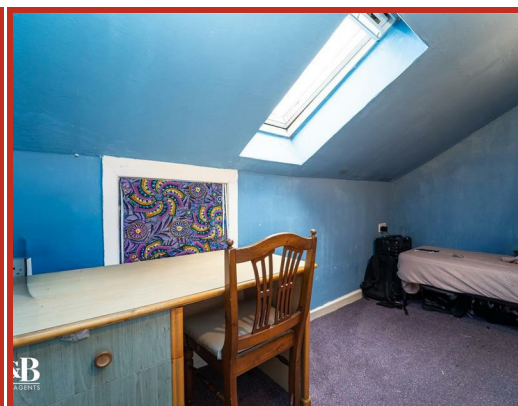
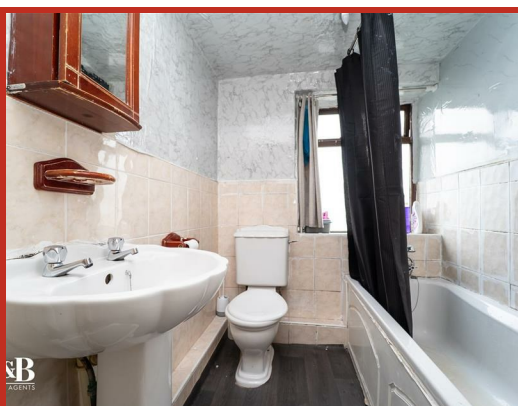
Wood single glazed skylight window, central heating radiator.

### Bedroom 4

Wood double glazed skylight window, central heating radiator.

### Cellar

Electricity.



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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
54	82
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	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	