



**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

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01524 889000  
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www.rbstateagents.co.uk

**£120,000**

# Get to know the property



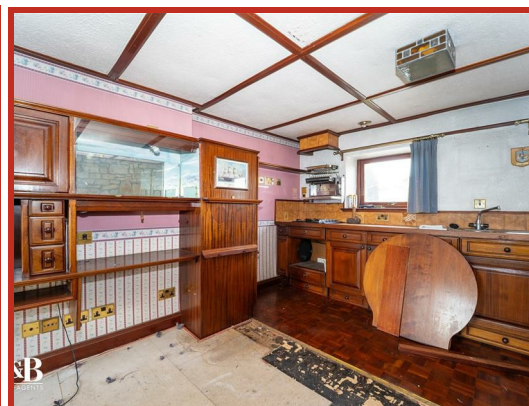
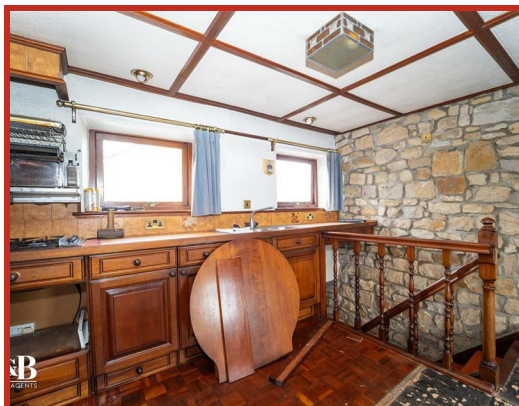
Nestled in the charming area of Ten Row, Lancaster, this house presents an exciting opportunity for those seeking a project or for astute investors. The property boasts a well-thought-out layout, featuring a convenient bedroom and bathroom located on the ground floor, making it ideal for easy living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

\*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.





### **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.

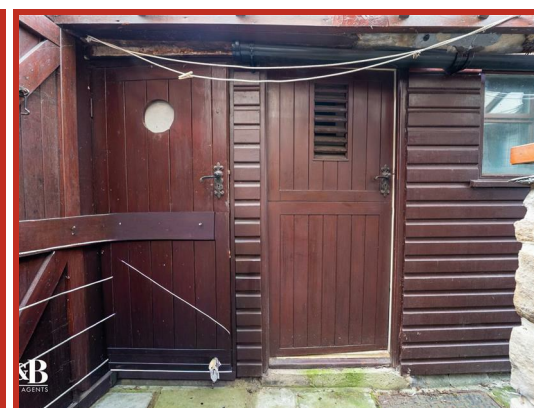
### **First Floor Landing**

### **Kitchen/ Living Room**

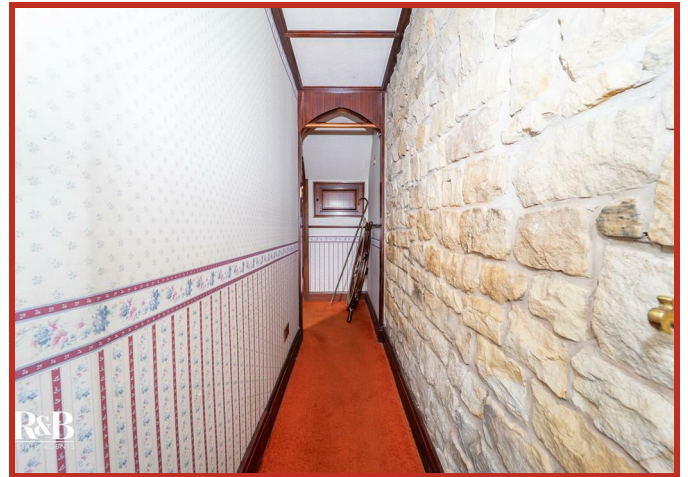
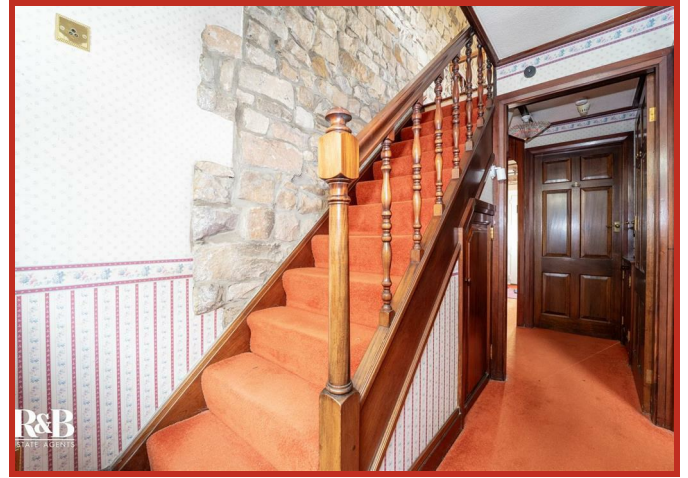
UPVC double glazed window, 6 x spot light points, smoke alarm, tiled splash back, panelled in wall and base, tiled work top 1 ½ stainless sink, 4 ring gas hob, hood extractor, partial parquet floor open multi fuel cast iron fire, tiled hearth, electric fire, stairs to ground floor.

### **Externally**

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



# 8 Ten Row, Lancaster, LA2 OBZ



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OBZ

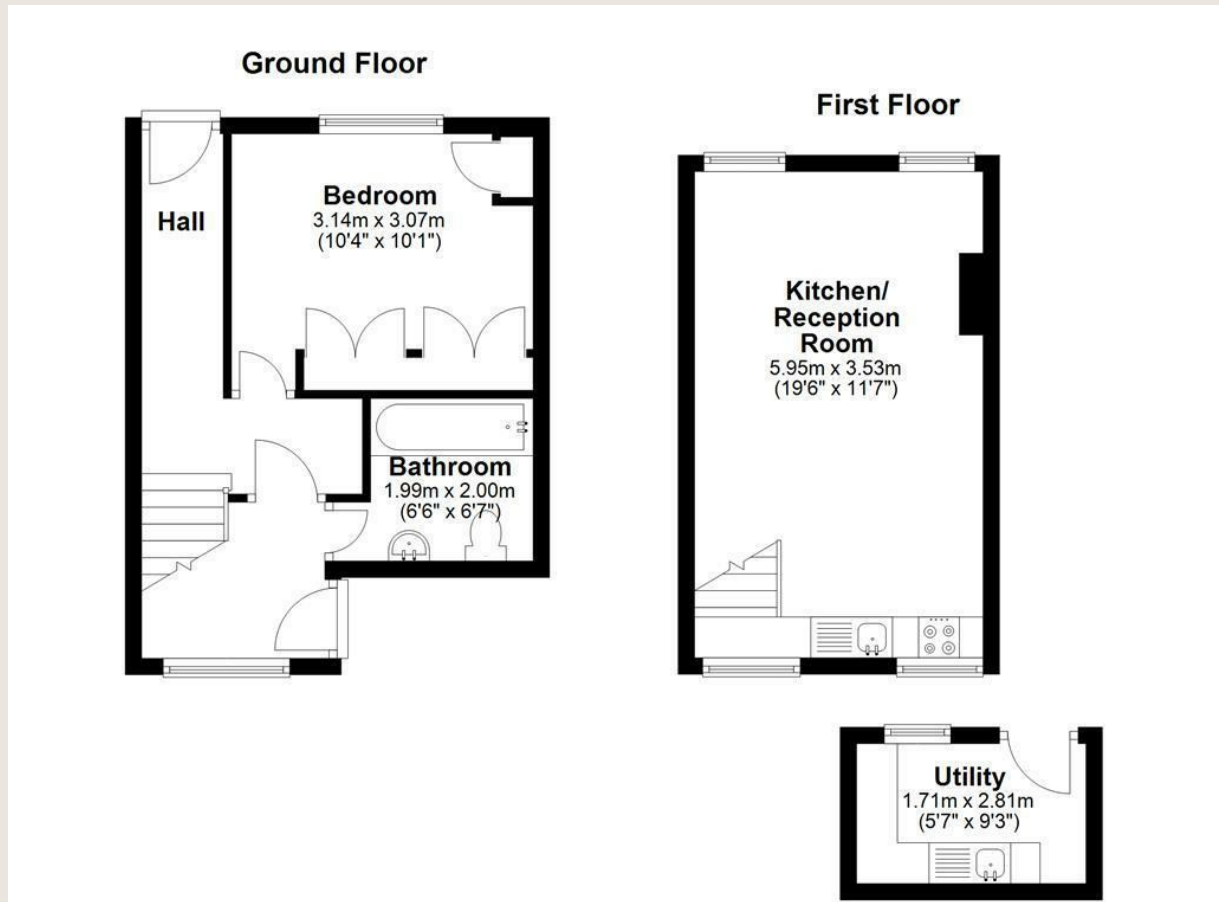
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# Take a nosey round



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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>		
(55-64) <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	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-91) <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	