

77 Grasmere Road

Freehold, Lancaster, Lancashire, LA1 3HB

£170,000

2
2
1



jdg
sales & lettings

Are you looking for a period home with a garden?

This beautiful home has been extended. It's beautiful. Both bedrooms are doubles and just look at that garden. We expect this home to get snapped up quickly!

A brief description

Welcome to Grasmere Road, this home perfectly fuses space, tasteful decoration and contemporary features.

The front reception room is used as the main living room with a bay window and an open fire, whilst the second reception is used to dine in the evenings. We like how the dining area has space for a multi fuel stove and is open plan to the extended fitted kitchen.

Up on the first floor this residence has a delightful master bedroom to the front of the home whilst the second bedroom has a great aspect over the rear garden. The first floor also has a three piece bathroom suite in white.

Externally is where this home comes into its own thanks to a brilliant sized garden over different levels including a patio seating area and a lawned space to enjoy.



This 2D/3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property, flooring, wall coverings and so on will not match the real property.
Plan produced using PlanUp.

Key Features

- Extended Mid Terrace Home
- Two Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- A Beautiful Garden to the Rear
- Very Popular Location
- Open Working Fire to the Lounge
- Around the Corner from the Park
- Close to Schools & Amenities

A little about the location

Freehold is one of our most requested areas of Lancaster. Probably because it's one of the greenest!

Grasmere Road is a lovely street full of a range of different style terraces. Many of these homes offer great sized gardens. The area is home to many of the Lancaster's doctors, professors and academics.

Ask a local what they love and they will tell you that there is a great sense of community spirit here, whether it's just getting to know your neighbours through to joining in with the local events at The Gregson Centre. We love it, as it's one of the few places you can get a period home with a garden and you are a stones throw away from the city centre and Williamsons Park which has 52 acres of public land you can enjoy all year round.





2



2



1



D



The ground floor rooms

The main entrance opens up into the main living area the home has to offer. This welcoming room has been tastefully decorated in a soft, neutral colour design and there is space for all the furnishings you will need.

The living room has a really cosy feel thanks to the charming open fire to the centre of the room. Just imagine sat with your loved one on the sofa, all curled up in front of a real roaring fire in the evening - bliss.

Access to the dining area can be gained just off the lounge and there is a handy storage cupboard which goes underneath the stairs which separates the two rooms.

The dining area is the ideal space to enjoy a family meal together and has a feature stone Inglenook fireplace to the centre of the room which has space for a multi fuel stove also. Access to the stairs and also out to the garden can be gained via this room whilst the extended kitchen is actually open plan.

To the far end of the ground floor is the fitted kitchen which has more than enough built in storage for all of your kitchen items. The room has space for all the white goods you would expect to have and there is even a space for a gas stove which has a fitted double width extractor fan above, great for those who love to cook.

Up on the first floor

Once you reach the top of the stairs, the landing allows access to all the rooms on this level, along with a hatch which opens into the fully boarded and insulated loft space.

The master bedroom is to the front of the home and looks out onto Grasmere Road itself. We love the fact that the master bedroom has the exposed floor boards on show and there is a built in cupboard which will provide extra storage over the top of the stairs. We love what a lovely feel this room has and will be the ideal place to relax and unwind or enjoy a lie in on those lazy Sundays we all enjoy once in a while.

The second bedroom is to the rear of the home and has a pleasing aspect overlooking the gorgeous rear garden. This bedroom is currently used as a children's room which has been decorated in a modern style. This room would also make a great guest room or study room depending on what you need.

Also on the first floor is the bathroom which has been fitted with a three piece suite in white. This room offers a shower above the bath to give you the best of both worlds. Extra storage can be found in the bathroom to the far end of the bath and there is a frosted glazed window to the rear elevation.

What we like

We love where this home is located.

Freehold has such a wonderful feel and the area is so popular because of the gardens to the rear which is a great feature these homes offer.



jdo
sales & lettings

A brilliant garden

To the front of the home there is small courtyard style area which is ideal to store your bins. There is gated access into this area and this leads you up to the main entrance at the front.

Once you are in the rear garden this is where the property can really show off. The lower level is a secluded and peaceful patio area where you can sit and relax, maybe enjoying your breakfast al-fresco.

From here, steps lead up to a well maintained lawned area with mature plants and shrubs for added colour and then the top part of the garden has a further well maintained lawned area and a summer house or storage facility which is right at the end of this very beautiful garden. We love this space and are certain you will too.



Extra Information

- Council Tax Band A
- The chimney was rebuilt and lined in 2016
- The Worcester boiler is located in the kitchen and was serviced in 2018
- The loft has been boarded and insulated 2018
- The rear bedroom has extra insulation in the ceiling

58 Market Street, Lancaster, Lancashire, LA1 1HS

t: 01524 843322 e: sales@jdg.co.uk w: www.jdg.co.uk

jdg
sales & lettings