



# 50 Grasmere Road

Lancaster, Lancaster

Looking for a home with access to shops, schools, and green spaces? This property is near Williamson Park, Lancaster Canal, and offers easy routes to the city centre, university, and beyond.

Council Tax band: A

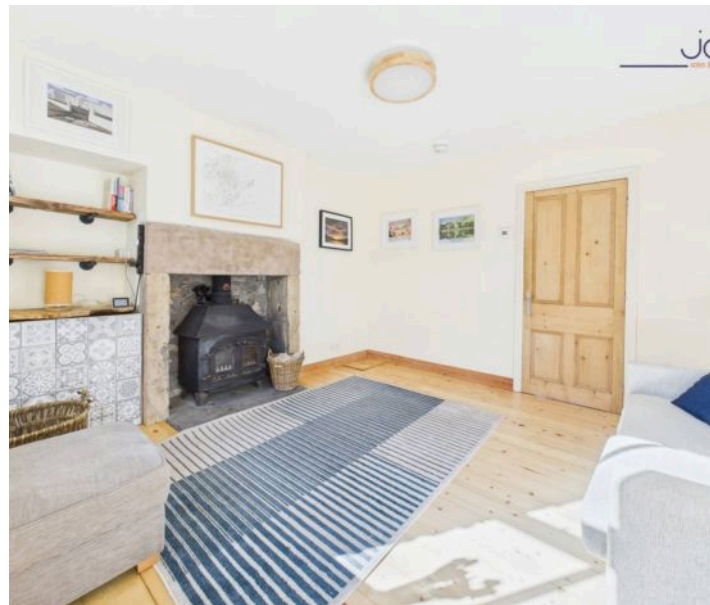
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two double bedrooms | one with mezzanine
- Mezzanine sleeping area with desk below
- Feature kitchen with vaulted ceiling and elevated glazing
- Striking Moroccan-tiled shower room with built-in seat
- Detached west-facing garden with lawn, fruit trees, and raised beds
- Log-burning stove and original-style timber flooring
- Council Tax Band: A
- Gas central heating with combi boiler
- Double glazing throughout
- Freehold tenure







## GARDEN

Secret private garden to the rear of the property, including a communal garden area.

## ON STREET

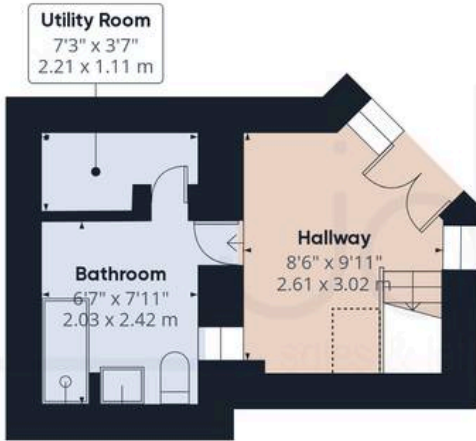








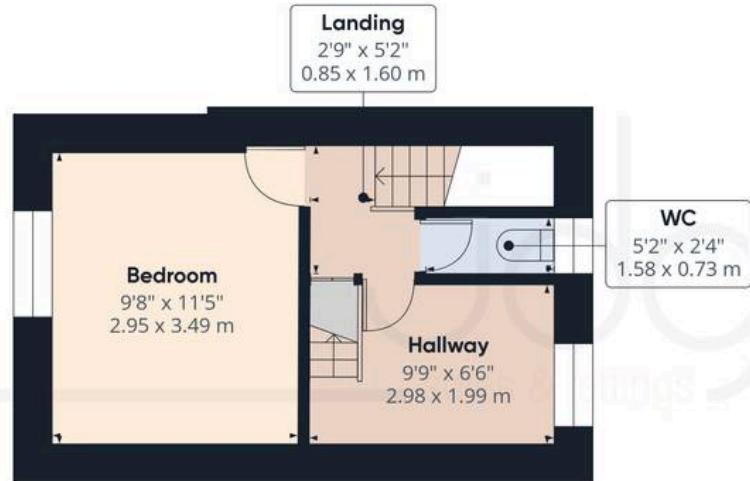




Ground Floor



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

749.6 ft<sup>2</sup>  
69.64 m<sup>2</sup>

**Reduced headroom**

44.58 ft<sup>2</sup>  
4.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## JDG Estate Agents

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