



12 Windham Place
Scale Hall | Lancaster | LA1 5HA

MATTHEWS
BENJAMIN



12 WINDHAM PLACE

SCALE HALL

This well presented three bedroom semi detached property boasts of everything a family home might possibly need. Although the property is calling out for some modernisation, the property has been loved and well looked after from the current owners. It is lovely and light and has well-proportioned rooms and is in good decorative order with gas fired central heating and uPVC double glazing throughout. Outside there are easily maintained generous gardens, off-road parking and a detached single garage which has power and light.

The entrance hallway provides access into the bay fronted sitting room with a gas fire, wooden fireplace and marble hearth, an extended spacious dining room with gas fire and the kitchen with an extensive range of base and wall cabinets. There is space for an undercabinet fridge and freezer and also plumbing for a washing machine and tumble dryer. The space on offer on the ground floor is pleasantly deceptive.

To the first floor is a landing off which are two good sized double bedrooms, a single bedroom, ideal for a Nursery and a family bathroom with a fitted corner airing cupboard.

Externally there is a private rear garden with a combination of neat lawn and paved area. Providing the ideal space for a seating area and making 12 Windham Place, the ideal family home.





LOCATION

In a tucked away residential neighborhood, Windham Place provides a great location for family life being handy for primary and secondary schools in the area, Morecambe and Heysham Grosvenor Park Primary School and Morecambe Road School. Lancaster and Morecambe College is also approximately 0.5 miles away. The area of Scale Hall benefits from a SPAR shop and a Fish & Chips. Torrisholme village is also a short drive away from the property providing additional amenities such as One Stop, The George pub and a Chinese.

The busy city of Lancaster is easily accessible due to the nearby bus routes located within walking distance of the property. Lancaster train station is on the main West Coast line and is approximately 3 miles away. It's in a convenient location with good access to the Bay Gateway link road providing excellent access to the M6 motorway, both North and South bound.







DIRECTIONS

what3words ///clear.oddly.complains

Use the postcode LA1 5HA on Sat Nav with reference to the directions below:

Travelling from Torrisholme Village, follow the bend round with the Dental clinic on your left, continue driving down Torrisholme Road with Lancaster and Morecambe college on your right. Take your second right down Penrhym Road. Take your first right onto Lymm Avenue and then your first left onto Windham Place. No.12 is on your way down from the top of the hill on your right hand side.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination British Gas boiler in the bathroom.

BROADBAND

Ultrafast speed potentially available from Openreach, Virgin Media, Netomnia of 9000 Mbps download and for uploading 9000 Mbps.

Mobile

Indoor: Three and O2 are reported as 'likely' for both Voice and Data services. EE and Vodafone are reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services. Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings, wardrobes in bedroom and integral kitchen appliances as listed: Stoves oven and hob, whirlpool tumble dryer, Beko washing machine, Blomberg fridge and freezer.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band B

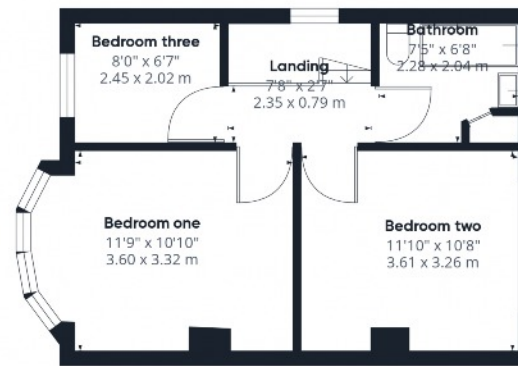
GUIDE PRICE

£215,000

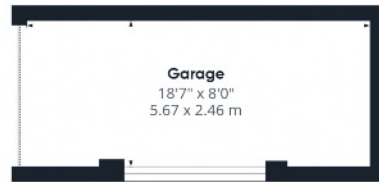
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 E
70-80	C		
59-68	D		
48-54	E	54 E	
35-47	F		
20-34	G		



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1107.38 ft²

102.88 m²

(1) Excluding balconies and terraces

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.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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