



7 Rossall Road

Lancaster , LA1 5HQ

Price £150,000

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Lancaster

This traditional three bedroom semi-detached property offers a fantastic opportunity for those seeking a full renovation project in a highly sought-after location. For the buyers that are wanting to make a house a home or for the investors looking to add to their portfolio, this could potentially be the property you have been waiting for. Although in need of a full renovation, 7 Rossall Road boasts great potential. The spacious rooms, generous plot and prime location makes this a must see and shouldn't be missed.

The ground floor is traditionally laid out with the front door opening into the staircase hall, off which are two reception rooms and a kitchen. Although it would be ideal for those wanting the open plan living as there is already a semi-open layout, with the kitchen adjacent to the dining area. All plans would of course be subject to the necessary planning permissions.

The first floor landing is where you will find the two good sized double bedrooms, a single bedroom which would be ideal for a dressing room or nursery and a bathroom.

Externally, there is a driveway providing off road parking and a front garden laid to lawn. The driveway also leads you to the detached single garage. To the rear elevation is a generous garden with ample potential for landscaping projects.





Location

Rossall Road 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 0.6 miles away. Our Lady's Catholic College is approximately 0.9 miles away. The area of Scale Hall benefits from a SPAR shop and a Fish and Chips shop. Torrisholme village is also a short drive away from the property which benefits of additional amenities such as One Stop, The George pub and a Chinese takeaway. The 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 2.9 miles away. It is also in a convenient location for the Bay Gateway link road with excellent access to the M6 motorway, both North and South bound.

Directions

what3words ///energetic.path.pencil

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

Travelling north out of Lancaster, bare left over Millenium Bridge. Continue driving on Morecambe Road until you come to the second set of traffic lights and take a right turn onto Scale Hall Lane. Take your second right onto West Drive, then take your second left onto Rossall Road. No7 will be on your left.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a back boiler.

Broadband

Ultrafast speed potentially available from VirginMedia, Openreach, Netomnia of 10,000 Mbps download and for uploading 10,000Mbps.

Mobile

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

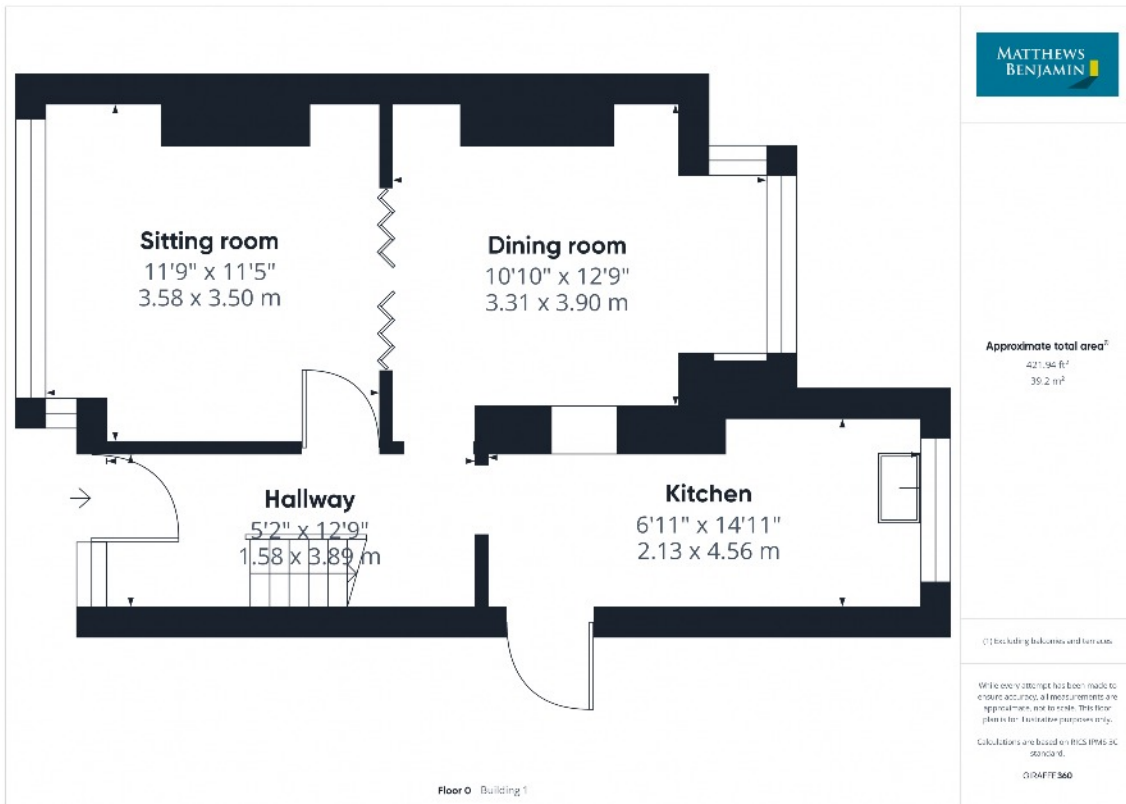
Local Authority charges

Lancaster City Council – Council Tax band B

Guide price

£150,000





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.