

## 12, Emerson Street, Scotforth, Lancaster, LA1 4EH



**£160,000**



Charming Two-Bedroom Terrace – Ideal First-Time Buyer Home in South Lancaster

This beautifully presented two-bedroom terraced home is full of character. Situated in a highly sought-after area of South Lancaster, it offers the perfect mix of period features and modern updates—an ideal choice for first-time buyers.

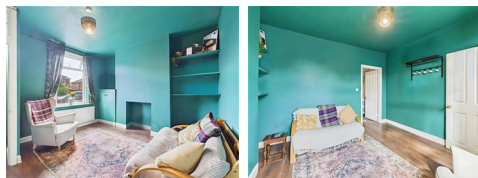
Inside, you'll find a warm and welcoming atmosphere with tasteful décor and well-proportioned rooms. The newly fitted kitchen is a real standout, featuring stylish units and contemporary fittings—perfect for cooking, dining, and entertaining.

The ground floor also includes a bright, modern bathroom, while upstairs offers two comfortable bedrooms with plenty of natural light and access to the loft which is boarded.

Located close to a range of local amenities and well-served by public transport, with easy access to the city centre and universities, this home is as convenient as it is charming.

Whether you're taking your first step onto the property ladder or looking for a smart investment, this delightful terrace is ready to move straight into and ticks all the right boxes.

## Lounge



A bright and welcoming space featuring laminate flooring and a large double-glazed window to the

front. Includes a built-in storage/meter cupboard and a large radiator. Accessed via an entrance vestibule with a charming stained glass window.

## Kitchen



A well-laid-out space with new vinyl flooring and modern matching wall and base units, offering space for a fridge freezer and washing machine. Includes an electric hob and oven, a built-in storage cupboard under the stairs, and a double-glazed window to the rear. Stairs lead to the first floor from this room.

## Bathroom



A spacious and functional bathroom featuring a bath with overhead shower, partially tiled walls, and vinyl flooring. Includes a WC, sink, a large frosted double-glazed window to the rear, a radiator, and a generous built-in storage cupboard.

## Bedroom One



Carpeted, large radiator, large double glazed window to front, built in storage cupboards, original feature fireplace.

## Bedroom Two



Carpeted, radiator, large double glazed window to rear, built in storage cupboard.

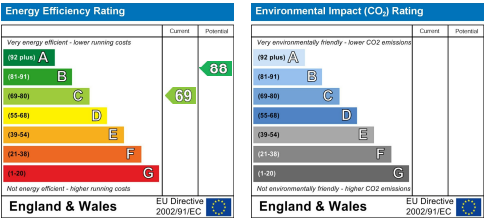
## Outside

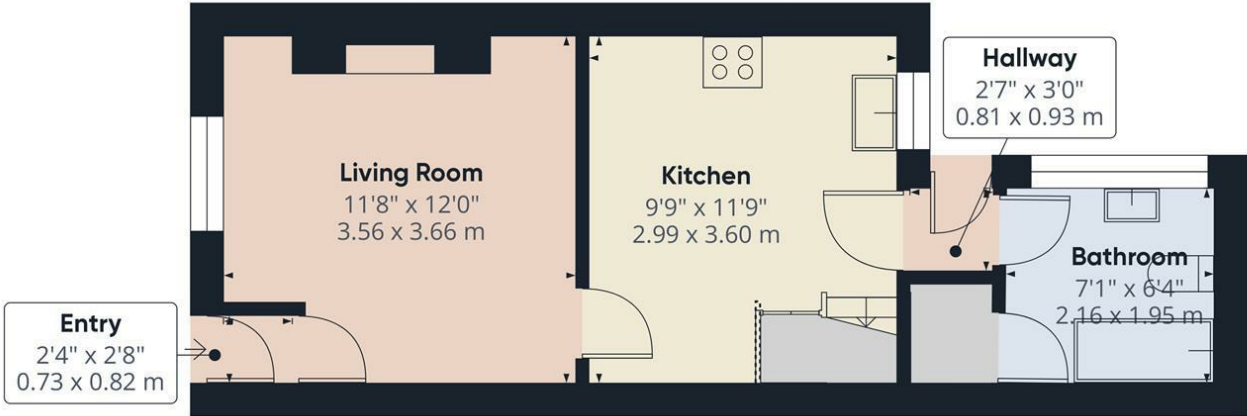


Rear yard with gate access to alley.

## Useful Information

Tenure Freehold  
Council Tax Band (A ) £1,605  
New kitchen, well presented throughout, new roof 4 years ago, loft boarded for storage, boiler less than 5 years old.  
New Roof In 2021





Ground Floor



Floor 1

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

540.04 ft<sup>2</sup>  
50.17 m<sup>2</sup>

Reduced headroom

0.35 ft<sup>2</sup>  
0.03 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.

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