

58 Ingleton Drive, Lancaster, LA1 4QZ



£185,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Nestled in the ever-popular and characterful area of Ingleton Drive, this three-bedroom semi-detached home offers an exciting opportunity for families, first-time buyers, or anyone looking to create a home with their personal touch.

The property features three well-proportioned bedrooms and two versatile reception rooms, ideal for family living, entertaining, or working from home. The kitchen provides a functional space with plenty of potential for redesign, and the layout offers flexibility for future updates or extensions (subject to planning). Outside, the home enjoys generous gardens—perfect for relaxing, entertaining, or gardening enthusiasts.

While the property would benefit from modernisation, it offers a solid foundation with huge scope to add value and tailor the space to your own style and needs.

Ingleton Drive is a well-established and friendly neighbourhood, known for its welcoming community and easy access to a range of local amenities. With schools, parks, shops, and transport links all within close reach, this location is ideal for growing families or those seeking convenience in a peaceful residential setting.

More than just a house, this is a home full of potential—a place to grow, create memories, and make your own. Early viewing is highly recommended to truly appreciate what this lovely property has to offer.

Entrance Hallway



Stairs to the first floor, an understairs storage cupboard housing the gas and electric meters, carpeted floor, radiator.

Lounge



Double-glazed bay window to the front, fireplace with inset gas fire, laminate floor, radiator.

Dining Room



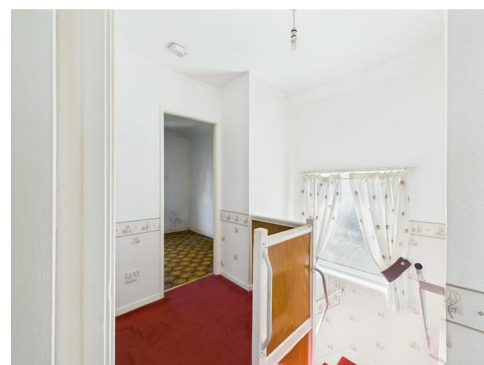
Double-glazed window to the rear, wood-effect vinyl floor, radiator.

Kitchen



Double-glazed window to the rear, range of matching wall and base units, stainless steel sink, plumbing for washing machine, free-standing gas cooker, door to the garden.

First Floor



Double-glazed window to the side and access to the loft.

Bedroom One

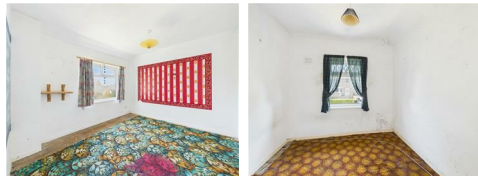


Double-glazed bay window to the front, tiled fireplace, built-in wardrobes, carpeted floor.

Bedroom Two

Double-glazed window to the rear, built-in wardrobes, carpeted floor.

Bedroom Three



Double-glazed window to the front, carpeted floor, radiator.

Shower Room

Double-glazed window to the rear, shower cubicle with thermostatic shower, wash hand basin, radiator, vinyl floor, linen cupboard housing the combi boiler.

W.C.

Double-glazed window to the side, W.C.

Outside



Garden area to the front with a patio area and bordered by various trees and shrubs. Private rear long rear garden with a lawn and patio area, various trees and plants.

Useful Information

Tenure Freehold

Council Tax Band (B) £1,873

No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



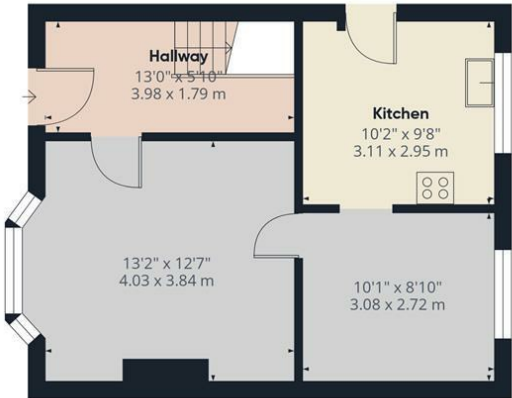
Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk

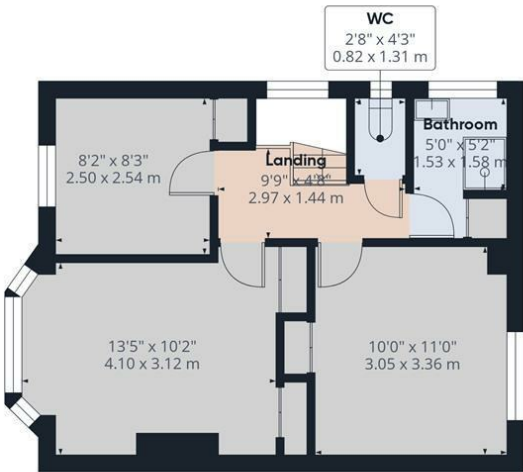


the mark
of property
professionalism
worldwide

Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



Ground Floor



Floor 1

Approximate total area⁽¹⁾

850 ft²
79.2 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.

GIRAFFE360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054