



**Scale Hall Lane, Lancaster, LA1 2RR**  
**Auction Guide £125,000**

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## Auction Guide £125,000



### Ground Floor

#### Entrance Hall

Hardwood front door, central heating radiator, wood effect flooring, stairs to first floor and doors to two reception rooms.

#### Reception Room One

12'2 x 9'9 (3.71m x 2.97m)

UPVC double glazed bay window, central heating radiator, TV point, cast iron log burner and wood effect flooring.

#### Reception Room Two

13'2 x 10'0 (4.01m x 3.05m)

UPVC double glazed window, central heating radiator, wood effect flooring and open access to kitchen.

#### Kitchen

9'0 x 8'5 (2.74m x 2.57m )

Range of wood panelled wall and base units with laminate worktops, spotlights, space for range cooker, integrated extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, tiled splashback, tiled effect flooring and UPVC door to utility.

#### Utility

6'2 x 3'10 (1.88m x 1.17m)

### First Floor

#### Landing

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

12'1 x 11'3 (3.68m x 3.43m)

UPVC double glazed window and fitted wardrobes.

#### Bedroom Two

12'1 x 11'8 (3.68m x 3.56m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

6'11 x 6'6 (2.11m x 1.98m )

UPVC double glazed window and central heating radiator.

### Bathroom

6'10 x 6'7 (2.08m x 2.01m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, P-shaped panel bath with rinse head over, part tiled elevations and laminate flooring.

### External

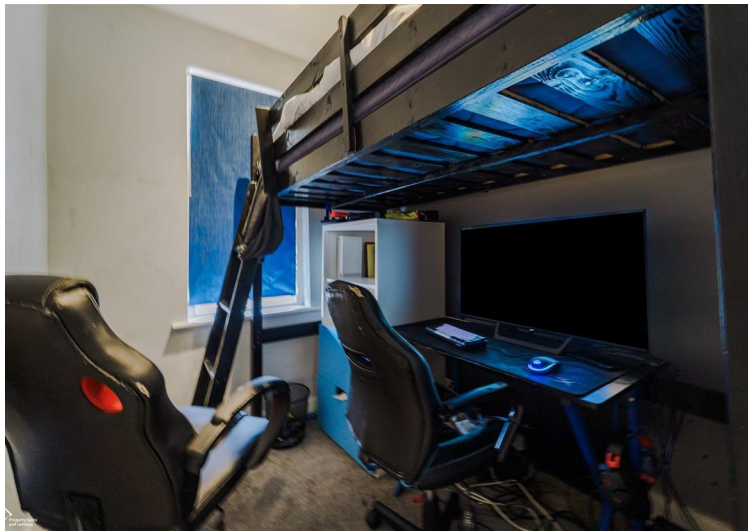
#### Rear

Paved garden with stone chippings.

#### Front

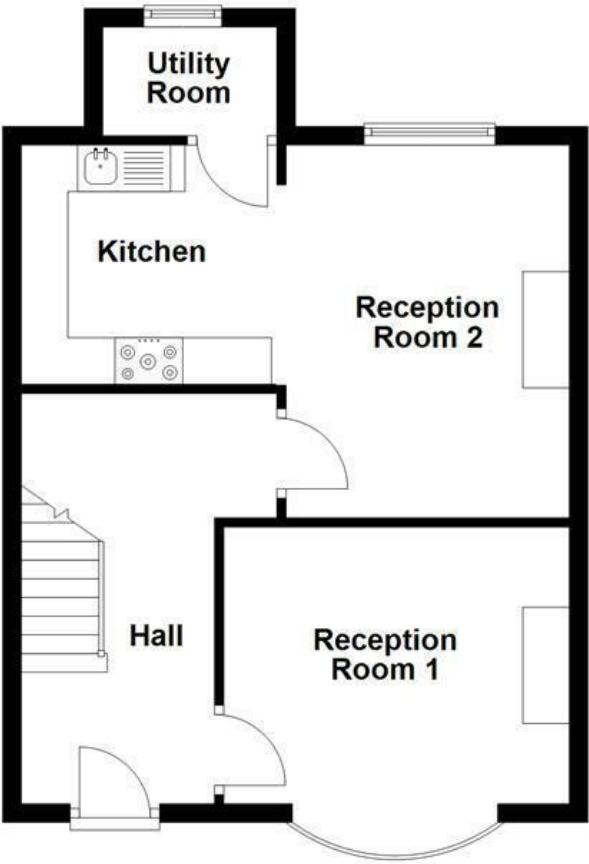
Off road parking.



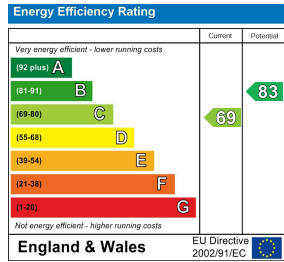
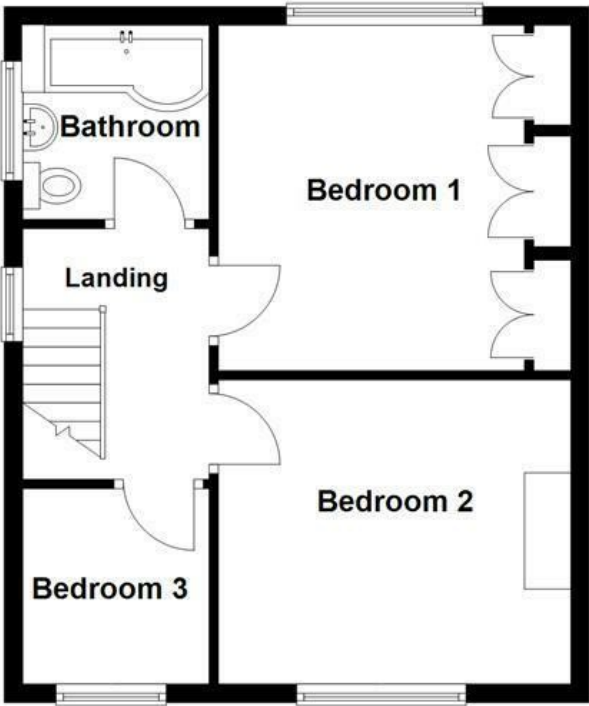




Ground Floor



First Floor



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