





The location

What's not to like here! This superb family home is located in Scotforth, one of Lancaster's most desirable locations. Situated to the south of the city, Lancaster University, the Royal Lancaster Infirmary and Junction 33 of the M6 are easily accessible. The immediate location is served by several amenities including Booths Supermarket and the popular Boot and Shoe pub and further afield Lancaster offers a wealth of pubs, restaurants and shops for those who'd like the feel of city living. Transport links are excellent. Lancaster Train Station is on the West Coast Mainline offering easy access to a number of major cities and towns across the UK.

Downstairs

Intelligently designed, this spacious detached home is accessed from the front elevation where the door and window have charming leaded insets, into the spacious hall. The hallway affords access to the first floor and also hosts a useful downstairs WC. The lounge is tastefully decorated and has a lovely aspect at the front. The equally spacious dining room looks into the Conservatory which itself overlooks the stunning rear garden. The kitchen has the added benefit of an additional utility room so you can work the space as you choose.

Let's go upstairs

The first floor of this home is serviced by three well proportioned bedrooms, a contemporary family bathroom and a well thought out separate WC. The landing offers access to the loft studio room which can be entered by using the pull down fitted wooden ladder. The loft space is fully boarded and useable and would make an ideal children's games room or a home office depending on the requirement.

Just look at that garden!

Whilst the property enjoys courtyard frontage, a driveway and an attached garage, it is the expertly maintained rear garden which brings the wow factor. Fully enclosed and laid to lawn with decorative shrub and flower bed borders, it promises years of enjoyment for the next owner. The garden also has a greenhouse, a shed and a summer house and would be an absolute dream in the summer months.

What is the property status?

We are pleased to say that the property can effectively be offered with no chain.

Services

The property benefits from gas, electricity and mains water and drainage.

Tenure

The property is Freehold with title number LAN136876

Council Tax

The property is Band E - Lancaster City Council

Viewings

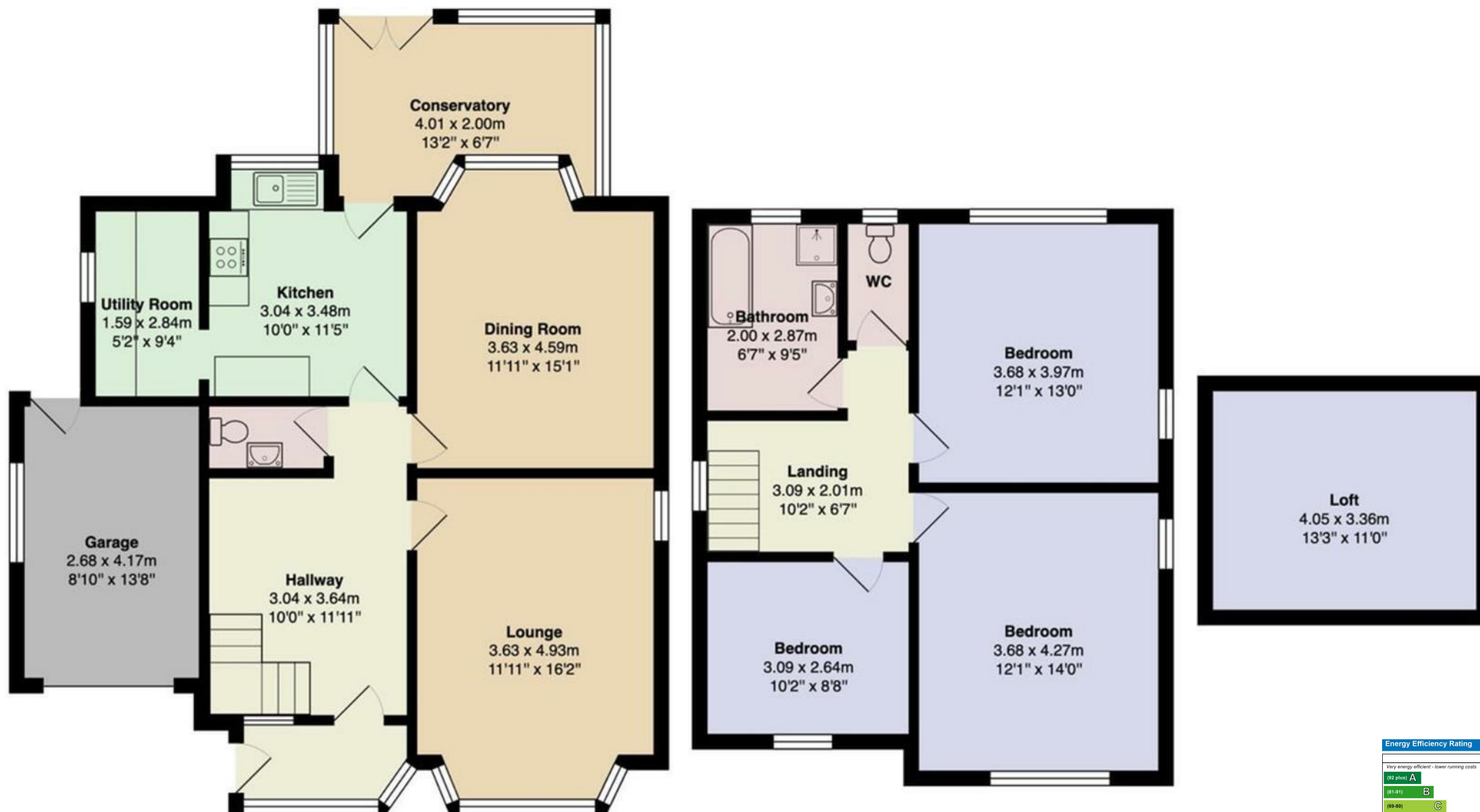
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Accessible online or by contacting our office for further details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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