





Inside The Home

Located in the popular Scotforth area, of the historic city of Lancaster, this charming three bedroom home is entered via an Entrance Vestibule with beautiful decorative stain-glass detailing. This leads into a spacious Entrance Hall, with a handy WC, under stair storage, access to the attached Garage and stairs leading to the First Floor. There is a cosy yet spacious Living Room, a separate generous Sitting Room with double doors leading to the rear garden and an incredible large kitchen family dining room. This spectacular room is perfect for entertaining the whole family. With a range of wall and base units beautifully finished with Granite worktops to compliment and a range of integral appliances including a recently installed dishwasher, a five ring gas hob and integrated fridge freezer. This incredible room is fitted with Oak wooden flooring throughout (which extends into the Entrance Hall and Second Sitting room), and has two large Velux double glazed windows exuding light throughout the home. With simple access into a safe and secure rear garden, this is perfect area for allowing little ones to run and play.

To the first floor, three generous Bedrooms can be found as well as a modern three piece Bathroom suite with a feature dual ended bath and a floating wash hand basin with storage below. With access to a loft space provided by a drop down ladder with light and power. This property has been loving maintained during its ownership with the current vendor replacing the guttering surrounding the property in 2024 as well as a new UPVC double glazed window to the first floor landing.

Let's Take A Closer Look At The Area

Situated in the popular Scotforth area of Lancaster, this beautiful home is perfectly situated for family life. This superb home offers purchasers a plethora of local primary and secondary schools, shops and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station, and the M6 motorway less than a 10 minute drive away.

Let's Step Outside

To the front of the property, there is off road parking for two cars, leading to an attached Garage. to the rear, a laid to lawn garden can be found, with two patio areas providing the perfect back drop for alfresco dining. With privacy hedging, planted borders and secure wooden fencing, this is the perfect place for allowing children a safe environment to play. In the garage, the vendor has cleverly created a utility area with plumbing for a washing machine and space for a tumble dryer.

Services

The property is fitted with a modern, gas central heating boiler and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

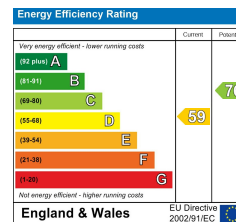
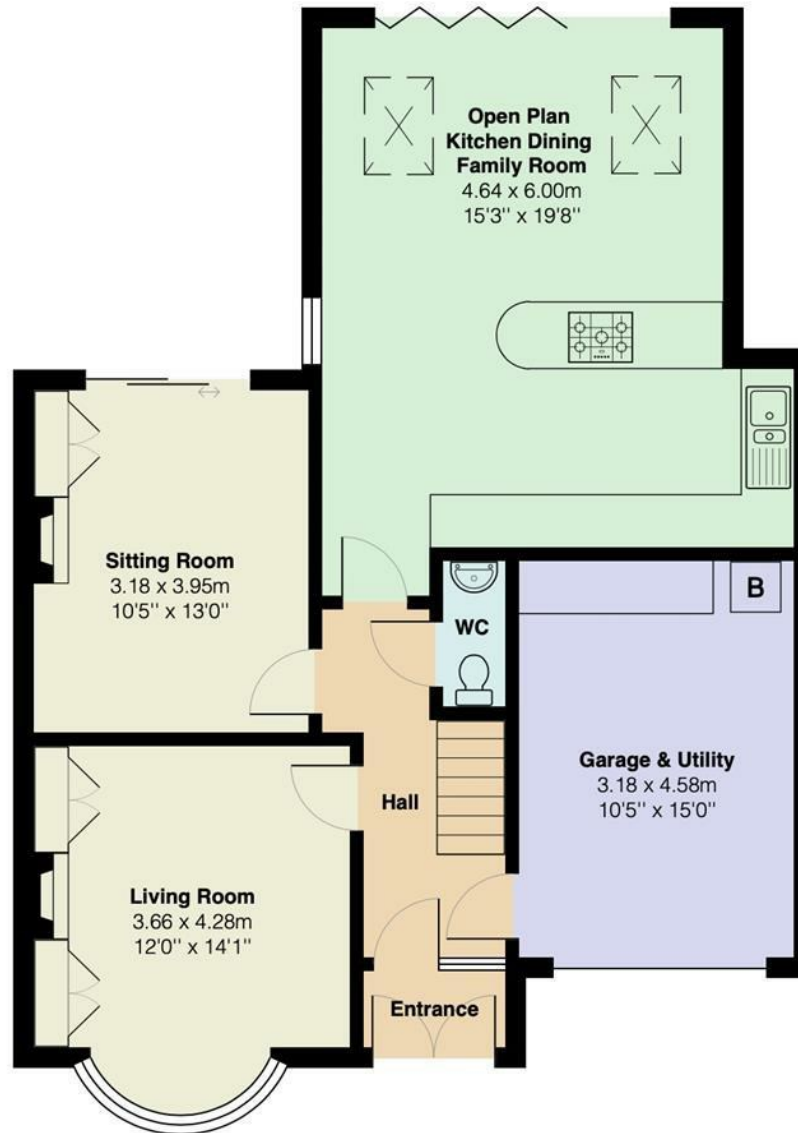
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Energy Performance Certificate

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