



65 Scotforth Road, Lancaster, LA1
4SD

65, Scotforth Road, Lancaster

The property at a glance **3** **1** **2**

- Mid Terrace Property
- Three Bedrooms
- Set Over Three Floors
- Lower Ground Floor Basement & Utility
- Three Piece Bathroom
- Front & Rear Gardens
- On Street Parking
- Freehold
- Council Tax Band B
- EPC Rating: C

R&B
ESTATE AGENTS

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£200,000

Get to know the property

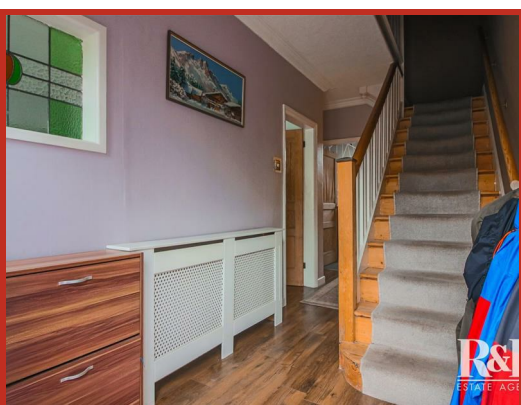


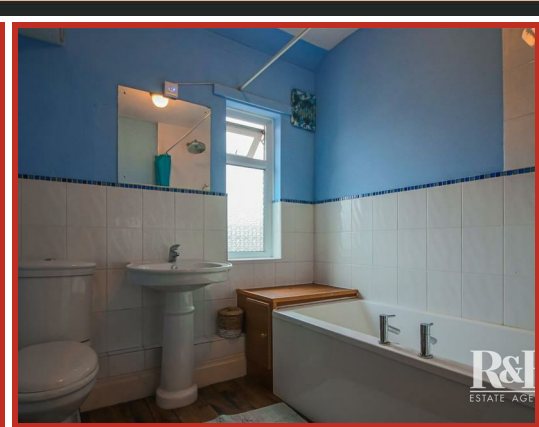
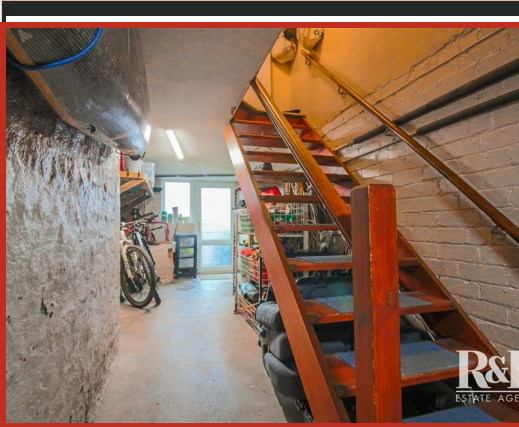
A SURPRISINGLY SPACIOUS THREE BED TERRACE WITH SIZEABLE REAR YARD, CLOSE TO THE CITY CENTRE

Welcome to this surprisingly spacious three-bedroom terrace, situated conveniently close to the city centre. This charming property boasts ample living space and a sizable rear yard, offering the perfect blend of urban living and outdoor relaxation. With its prime location, you'll enjoy easy access to all the amenities the city has to offer. This home is ready to move into and would suit a growing family well.

The property comprises briefly, to the ground floor: entrance through to a hallway with doors leading to a dining room, reception room, kitchen, basement and stairs leading to the first floor. In the basement there are two areas, one used as a workshop/utility and the other for storage with door to rear yard. On the first floor doors lead to 3 bedrooms and a bathroom. From the landing you can access a spacious loft space. There is a large rear yard which offers the possibility of off street parking.

For further information, or to arrange a viewing, please contact our R&B Lancaster team at your earliest convenience.





Ground Floor

Entrance Hallway

4.55m x 1.80m (14'11 x 5'11)

UPVC double glazed entrance door, UPVC double glazed window, internal single glazed window to the dining room, smoke alarm, ceiling rose, coving, laminate flooring, stairs to the first floor and doors to dining room, living room, kitchen and basement.

Dining Room

3.68m x 3.63m (12'1 x 11'11)

UPVC double glazed bay window, central heating radiator, two feature wall lights, coving, ceiling rose and laminate flooring.

Living Room

3.63m x 3.25m (11'11 x 10'8)

UPVC double glazed window, central heating radiator, cast iron range with decorative mantel, picture rail, ceiling rose and laminate flooring.

Kitchen

2.74m x 2.24m (9' x 7'4)

UPVC double glazed window, range of high gloss wall and base units with laminate surfaces and glass splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring induction hob, extractor hood, integrated microwave and fridge, tiled flooring.

Lower Ground Floor

Basement

7.34m x 1.75m (24'1 x 5'9)

Space for fridge freezer, open to the utility and UPVC double glazed frosted door to the rear.

Utility Room

3.56m x 3.28m (11'8 x 10'9)

UPVC double glazed frosted window, laminate worktop, ceramic sink with drainer, Vaillant boiler and plumbing for washing machine.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

3.66m x 2.95m (12' x 9'8)

UPVC double glazed window, central heating radiator, fitted wardrobes, picture rail and ceiling rose.

Bedroom Two

3.66m x 3.33m (12' x 10'11)

UPVC double glazed window, central heating radiator, picture rail and ceiling rose.

Bedroom Three

2.54m x 2.24m (8'4 x 7'4)

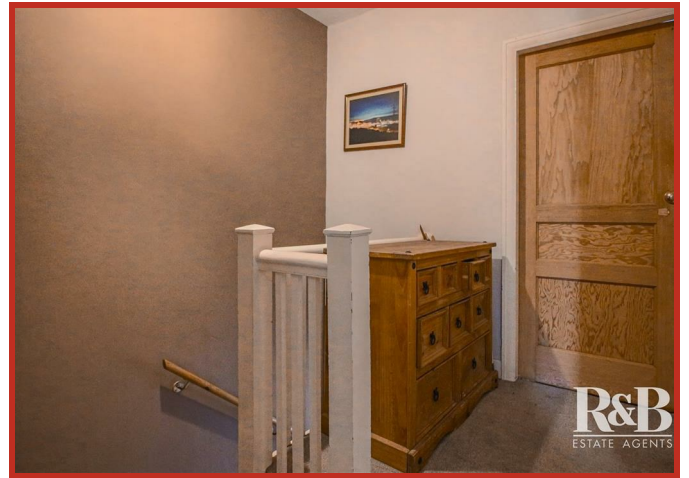
UPVC double glazed window, central heating radiator, picture rail and ceiling rose.

Bathroom

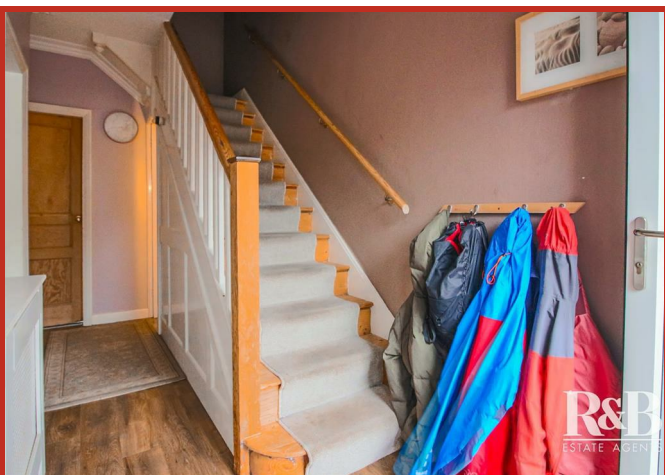
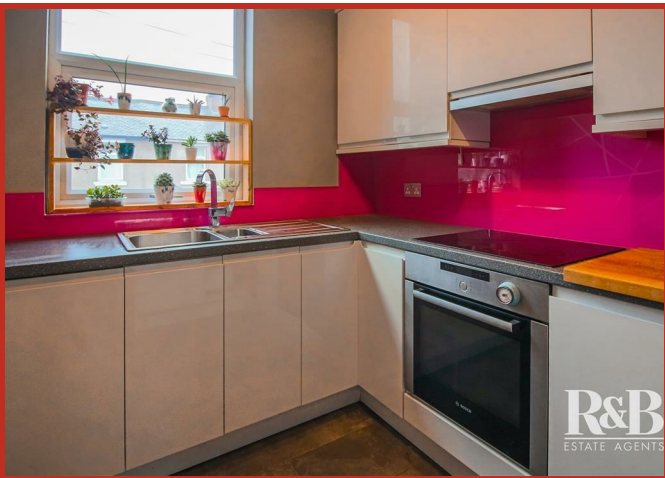
2.31m x 2.24m (7'7 x 7'4)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with shower overhead, tiled elevations and laminate flooring.

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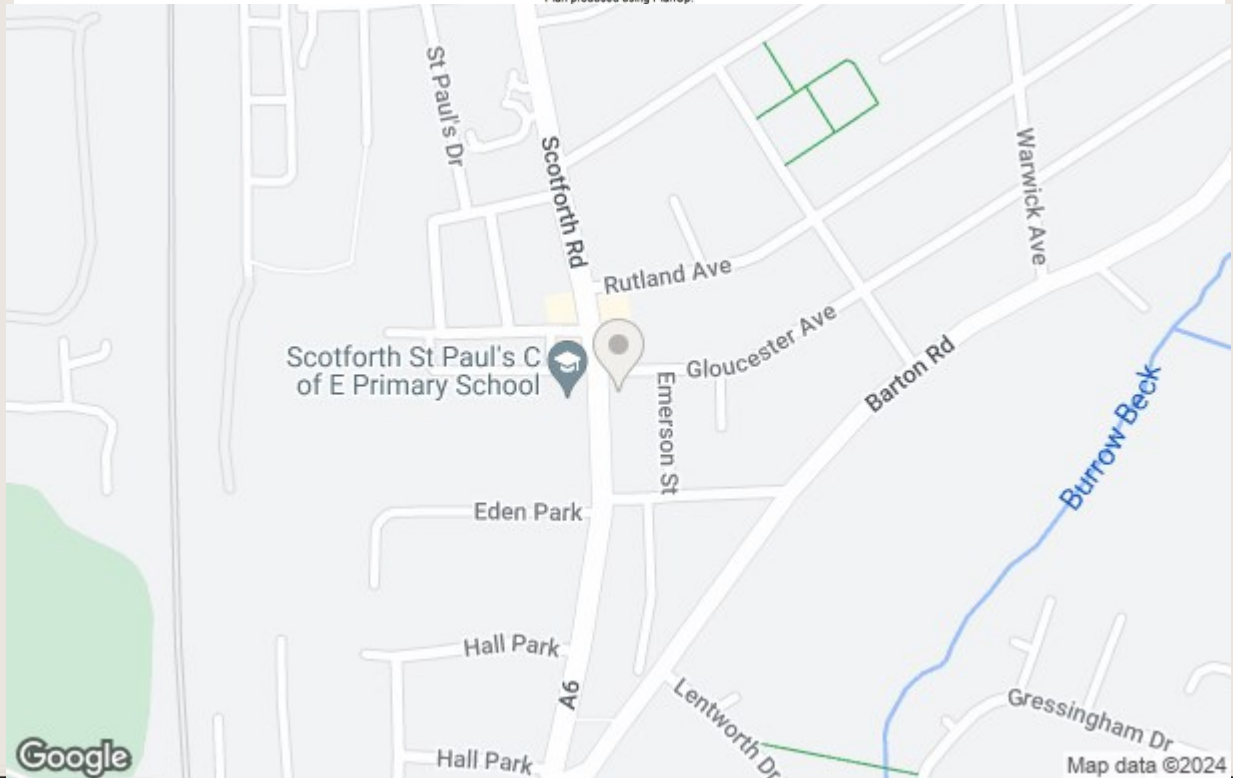
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Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
76	85

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(65-80) **C**

(55-64) **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 CO₂ emissions

(92 plus) **A**

(81-91) **B**

(65-80) **C**

(55-64) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

England & Wales

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