



**R&B**  
ESTATE AGENTS

1 West Drive, Scale Hall, Lancaster,  
LA1 5BY

1, West Drive, Scale Hall, Lancaster

## The property at a glance

3  2  2 

- Detached Property
- Conversion Potential
- CEPC Rating: F
- Council Tax Band: TBC
- Off Road Parking
- Freehold

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ESTATE AGENTS

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**£205,000**

# Get to know the property



## CONVERSION POTENTIAL

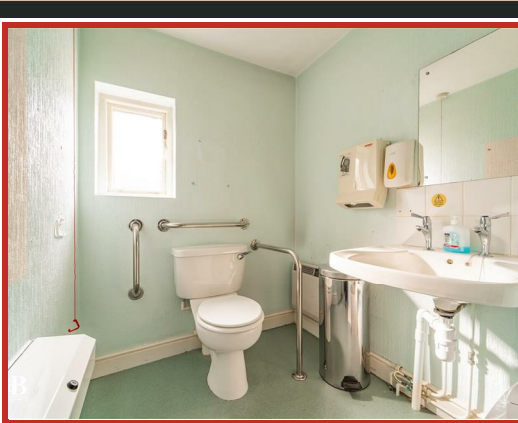
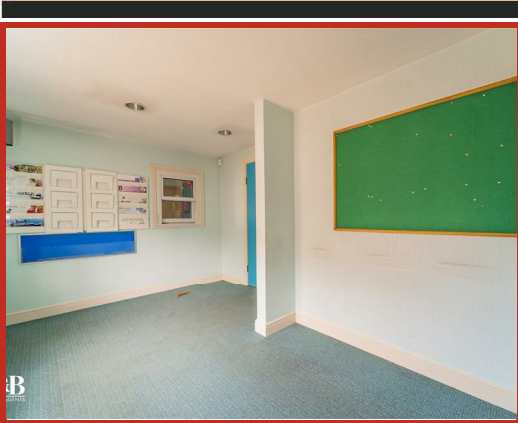
This home is ready for someone to make it their own!

Welcome to West Drive, Lancaster! This charming Detached house, is eagerly awaiting its transformation into a beautiful home. With 3 bedrooms and spacious reception rooms, this property offers ample space for you to unleash your creativity and design your dream living space.

Located on the lovely street of West Drive, this property presents a unique opportunity for those looking to create a home that truly reflects their style and personality. The potential for renovation and redesign is boundless, allowing you to build almost from the ground up and tailor every detail to your heart's desire.

If you have been searching for a property where you can let your imagination run wild and craft a home that is uniquely yours, then look no further. Embrace the opportunity to breathe new life into this building and create a space that perfectly suits your lifestyle. Don't miss out on the chance to turn this property into your dream home in the heart of Lancaster.





**Ground Floor**

**Vestibule**

1.68m x 1.65m (5'6 x 5'5)

Hardwood double glazed entrance door, UPVC double glazed window, spotlights and door to hall.

**Hall**

6.20m x 1.80m (20'4 x 5'11)

Hardwood double glazed frosted window, storage heater, smoke detector, wall lights, stairs to first floor and doors to under stairs storage, consulting room, waiting room, server room and WC.

**Consulting Room One**

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

Hardwood double glazed box window, two hardwood double glazed frosted windows, storage heater, smoke detector, wash basin with traditional taps and laminate worktops.

**Waiting Room One**

4.24m x 2.84m (13'11 x 9'4)

Hardwood double glazed frosted window, storage heater, spotlights and UPVC double glazed door to server room.

**Server Room**

3.40m x 3.20m (11'2 x 10'6)

Hardwood double glazed window, storage heater, smoke detector, laminate worktop and door to office.

**Office**

3.35m x 1.83m (11' x 6')

Hardwood double glazed frosted window, storage heater, wash basin with traditional taps, laminate worktop, vinyl flooring and door to consulting room.

**WC**

1.68m x 1.57m (5'6 x 5'2)

Hardwood double glazed frosted window, storage heater, loft access, spotlights, low level WC, vanity top wash basin with traditional taps and vinyl flooring.

**First Floor**

**Landing**

2.13m x 1.98m (7' x 6'6)

Hardwood double glazed frosted window, loft access, smoke detector and doors to consulting room, waiting room, store room and WC.

**Consulting Room Two**

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

Hardwood double glazed box window, two hardwood double glazed frosted windows, storage heater, smoke detector, wash basin with traditional taps and vinyl flooring.

**Waiting Room Two**

3.33m x 2.97m (10'11 x 9'9)

Hardwood double glazed frosted window and storage heater.

**Store Room**

1.96m x 1.93m (6'5 x 6'4)

Hardwood double glazed frosted window, storage heater, laminate worktops, stainless steel sink with draining board and traditional taps, tiled splashback and vinyl flooring.

**WC**

1.91m x 1.88m (6'3 x 6'2)

Hardwood double glazed frosted window, storage heater, low level WC, wash basin with traditional taps and vinyl flooring.

**External**

**Front**

Paved drive.

**Rear**

Gravel chippings.



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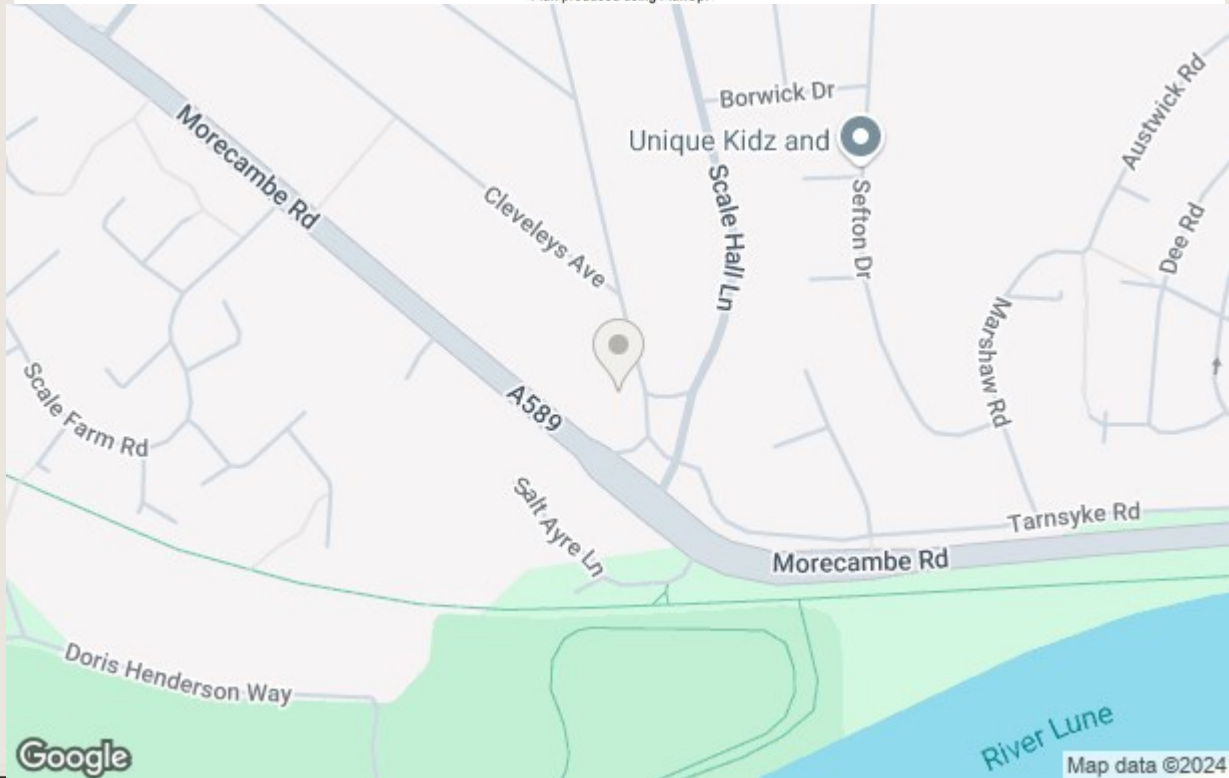
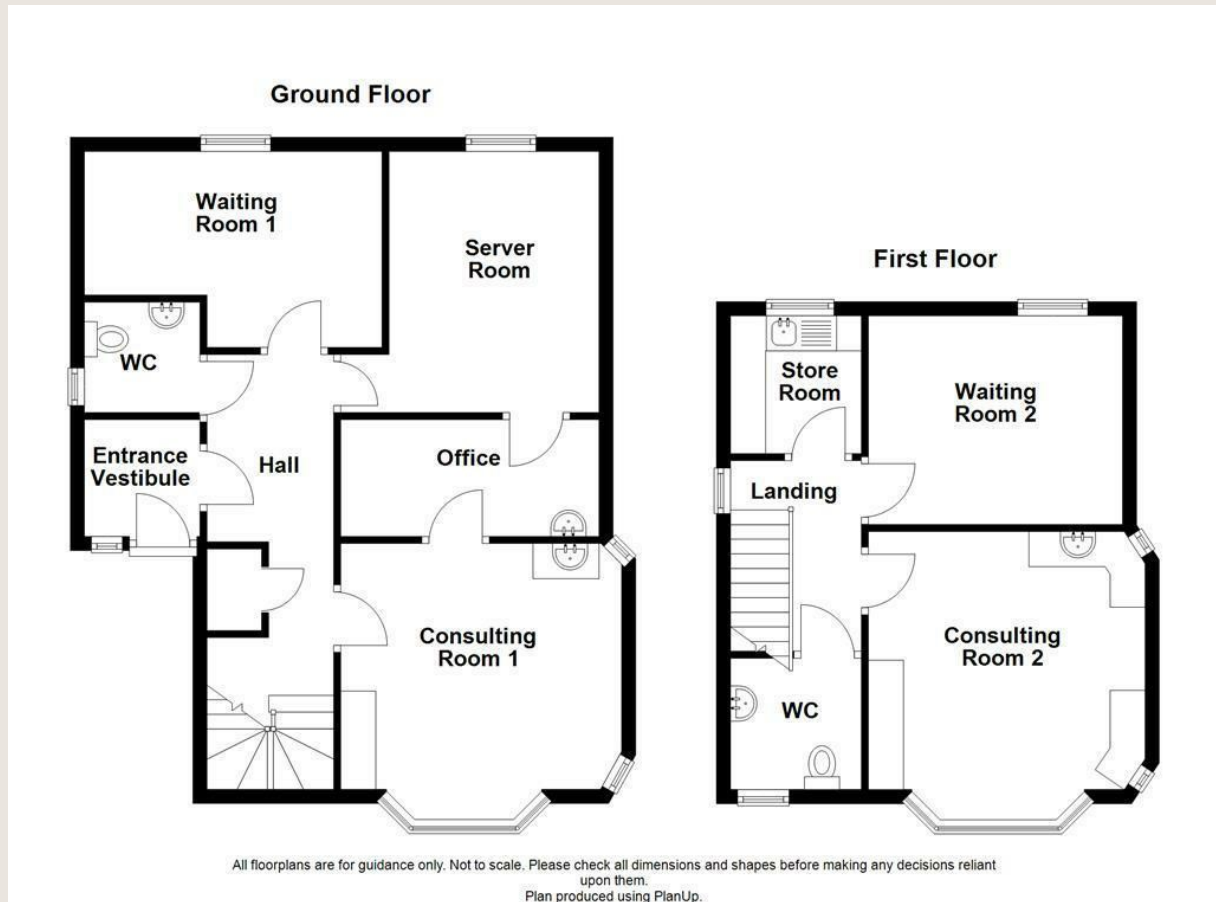
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# Take a nosey round



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	