



13 Scale Hall Lane,
Lancaster, LA1 2RR

13, Scale Hall Lane, Lancaster

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Family Bathroom
- Rear Garden Area
- Off Road Parking
- Freehold
- Council Tax Band: B
- EPC Rating: TBC



Get in touch today

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£175,000

Get to know the property



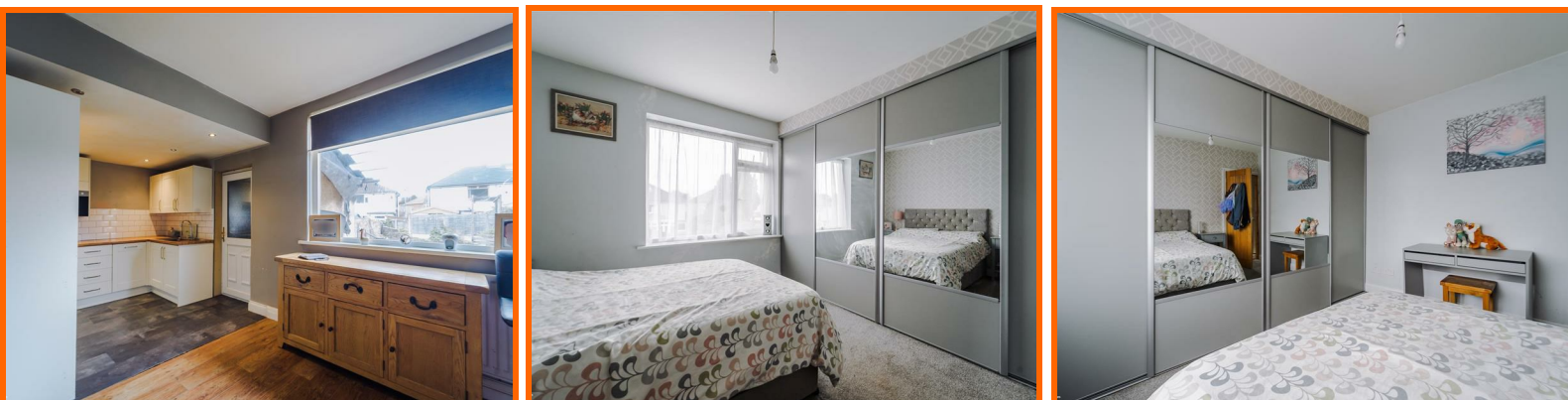
A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY OOZING POTENTIAL

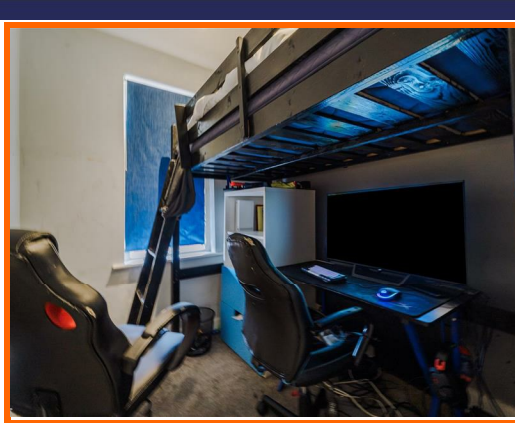
Nestled in the sought-after area of Scale Hall Lane, Lancaster, this charming semi-detached house is a hidden gem waiting to be discovered. Boasting three bedrooms and a well-appointed bathroom, this property is perfect for a small family or a couple looking for a cozy abode to call home.

As you step inside, you'll be greeted by a spacious interior that is just waiting for your personal touch. The property oozes with potential, offering you the opportunity to create the home of your dreams. The generously sized garden is ideal for relaxing on sunny days or for hosting gatherings with friends and family.

Convenience is key with off-road parking, ensuring you never have to worry about finding a space after a long day. Whether you're looking to unwind in your own oasis or explore the vibrant surroundings, this property offers the best of both worlds.

Don't miss out on the chance to make this house your own and start creating lasting memories in this delightful home on Scale Hall Lane.





Ground Floor

Hall

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

Reception Room One

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

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

Reception Room Two

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

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

Kitchen

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

Wood panel wall and base units, laminate worktops, spotlights, space for range cooker, stainless steel splash back, extractor hood, stainless steel sink with draining board and mixer tap, part tiled elevation, laminate flooring and UPVC door to utility.

Utility Room

First Floor

Landing

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

Bathroom

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

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 elevation and laminate flooring.

Bedroom One

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

UPVC double glazed window and fitted wardrobes.

Bedroom Two

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

UPVC double glazed window and central heating radiator.

Bedroom Three

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

UPVC double glazed window and central heating radiator.

External

Front

Driveway.

Rear

Patio and

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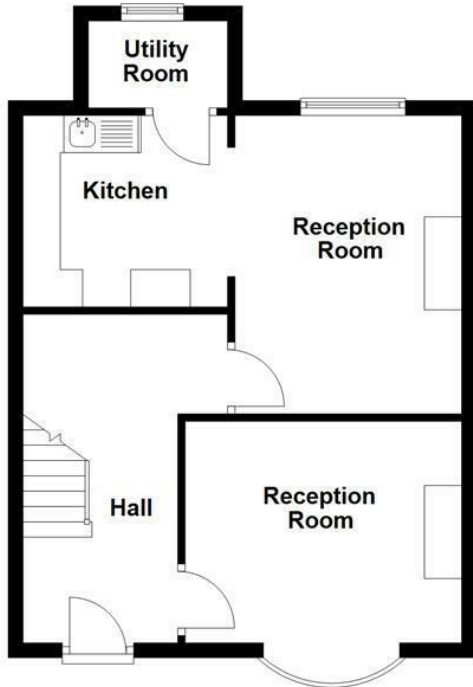


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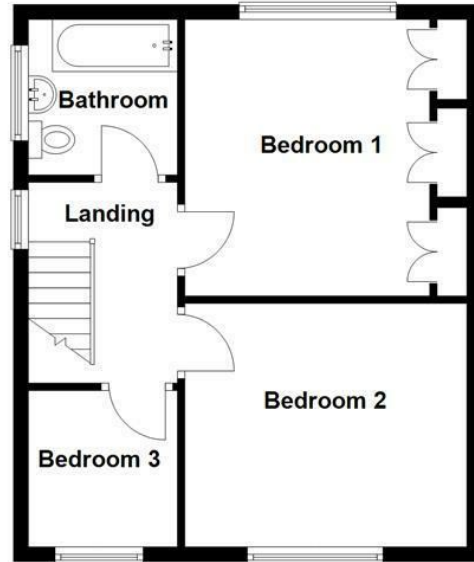
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Take a nosey round

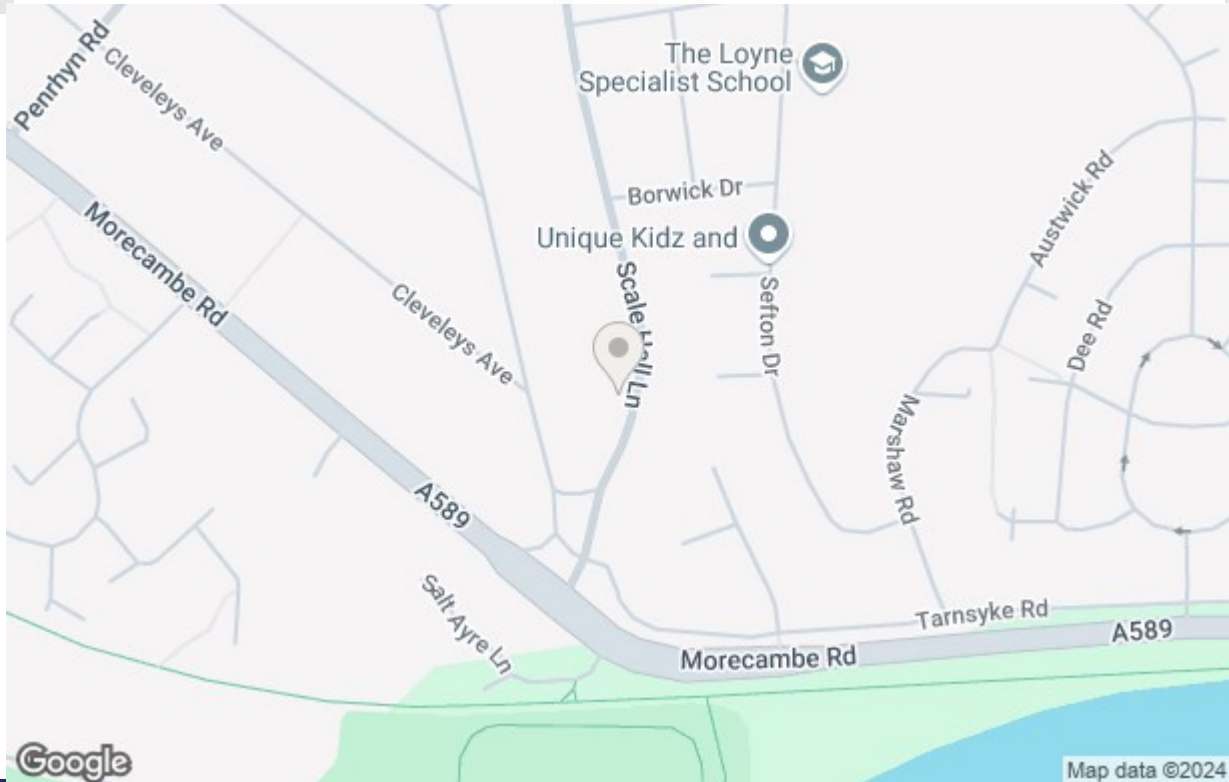
Ground Floor



First Floor



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B			83	(68-80) B			
(65-80) C			69	(55-68) C			
(55-64) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	