



Lancaster

£205,000

32 Ingleborough Road, Lancaster, Lancashire, LA1 2TE

Situated on an elevated corner plot, this beautifully maintained three-bedroom home boasts a prime location in Scale Hall. Offering easy access to well-regarded schools, the amenities of Torrisholme village, Lancaster & Morecambe College, and a convenient main bus route connecting Morecambe and Lancaster, perfectly balancing comfort and convenience.

Quick Overview

Well Presented Semi-Detached Home
Perfect First Time Buy or Family Home
Landscaped Garden
Allocated On Street Parking
Summer House and Shed with Power
Quiet Residential Location
Close to Local Amenities
Ideally Located for Lancaster City Centre
Easy Reach of M6 Motorway
Ultrafast Broadband Available*



3



1



1



E



Ultrafast
Broadband



On Road Parking

Property Reference: C2507



Entrance



Living Room



Kitchen



Bedroom One

Ascend the steps to the inviting entrance hall and notice the neutral décor throughout. Thoughtfully cared for by the current owners, the property has undergone modern upgrades over the past four years, including a new roof, gutters, fascias, downspouts, a new boiler, and a rewired kitchen - making it move-in ready.

Step into the spacious living area, where a large bay window fills the room with natural light, offering a view of the front elevation. An electric fire serves as a cosy focal point, perfect for relaxing evenings.

To the rear, the kitchen boasts a range of wall and base units, complemented by a tiled splashback. There's ample space for an oven, under-counter fridge-freezer, plumbing for a washing machine, and direct access to the garden.

The bathroom is located on the ground floor and features a bath with an overhead shower, a pedestal sink, and modern chrome finishes. The W.C. is separate for added convenience.

Upstairs, discover three well-presented bedrooms, each offering ample space to accommodate your furniture needs. Two generously sized double bedrooms provide plenty of room, while the third serves as a comfortable single or a perfect home office.

Externally, the outdoor spaces have been designed for low-maintenance living. The rear garden has been thoughtfully landscaped with a paved patio and artificial grass, enclosed by fencing with a gated side entrance. A shed and summerhouse, both equipped with power, offer additional versatility - ideal for storage or a relaxing retreat in the warmer months.

At the front, a charming garden features an array of colourful flowers. Additionally, the property benefits from private parking conveniently located on Pendle Road.

Accommodation with approximate dimensions

Entrance Hall

Living Room 14' 6" x 11' 5" (4.42m x 3.48m)

Kitchen 11' 5" x 8' 6" (3.48m x 2.59m)

Bathroom

Separate W.C.

Bedroom One 14' 7" x 11' 5" (4.44m x 3.48m)

Bedroom Two 11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom Three 9' 1" x 6' 11" (2.77m x 2.11m)

Property Information

Tenure Freehold

Council Tax Band B - Lancaster City Council

Services Mains gas, electricity, water and drainage.
Ultrafast broadband available.

Energy Performance Certificate Energy Rating E. The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From Carnforth, take the A6 south towards Lancaster passing through Bolton-le-Sands and Slyne. At the traffic lights continue straight on and proceed to Slyne Road which connects to Owen Road. Take your right onto Torriholme Road and a further right onto Watery Lane, then your first left onto Ingleborough Road where you will find the property located on your right hand side.

What3Words ///paint.buddy.regime

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

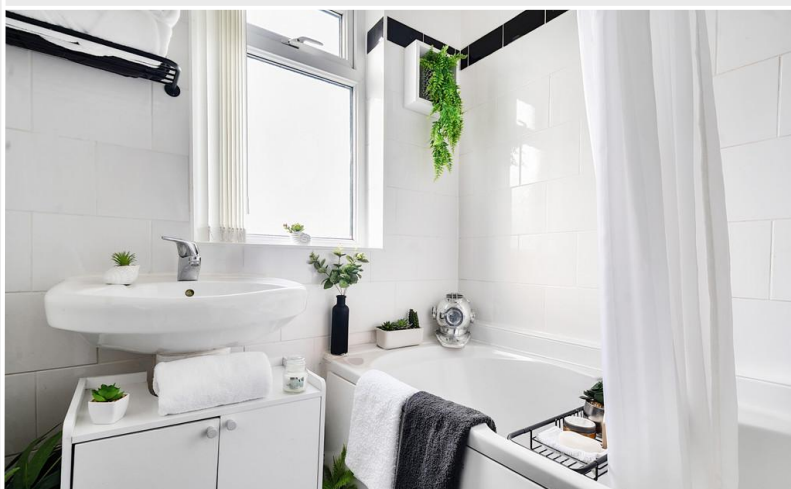
Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



Bathroom



Garden

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035

Mobile: 07779 771146

jthompson@hackney-leigh.co.uk



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 31/03/2025.

Request a Viewing Online or Call 01524 737727