



# 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\*



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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.

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Bedroom Two



Bedroom Three



Bathroom



Garden

## Meet the Team

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