

14 Whinfell Drive, Lancaster, LA1 4NY



£280,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

This well-presented two-bedroom semi-detached home offers spacious accommodation throughout and has clearly been very well maintained, with a high level of care and attention evident from the moment you step inside.

The ground floor comprises a convenient downstairs WC, two generous reception rooms, a recently fitted modern kitchen, and a bright conservatory overlooking the garden, an ideal space for both relaxing and entertaining.

Upstairs, the property offers two comfortable double bedrooms and a contemporary shower room. There is also a useful under-eaves storage room, housing the boiler and providing additional practical storage space.

Externally, the property benefits from a long driveway providing ample off-road parking, with space suitable for multiple vehicles or even a camper van, along with a detached garage.

Immaculately presented throughout, this property would make a fantastic family home with potential to extend (subject to the necessary permissions) or an ideal purchase for a first-time buyer.

The home is located in Scotforth, one of Lancaster's most desirable residential areas. Situated to the south of the city, it offers excellent access to Lancaster University, the Royal Lancaster Infirmary, and Junction 33 of the M6. Local amenities are close by, including Booths Supermarket, while Lancaster city centre provides a wide range of shops, restaurants, cafés, and bars for those who enjoy the convenience of city living.

Entrance Hallway

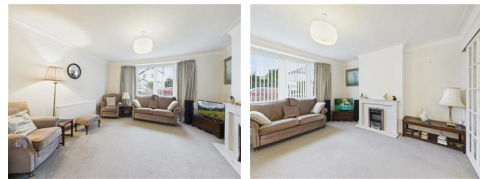


Stairs to the first floor, carpeted floor, radiator.

Cloakroom

Double-glazed frosted window to the side, wash hand basin, vinyl floor, consumer unit, W.C.

Lounge



Double-glazed window to the front, wood surround fireplace with inset coal effect electric fire, sliding doors to the dining room, carpeted floor, radiator.

Dining Room



Double-glazed patio doors to the garden, carpeted floor, radiator.

Kitchen



Double-glazed window to the

side and double glazed door to the conservatory, range of crafted cabinets finished in a white high gloss with complementary work surfaces, plumbing for washing machine, space for fridge/freezer, four-ring gas cooker and extractor hood, composite sink, vinyl floor, radiator.

Conservatory



Double-glazed door to the garden, tiled floor.

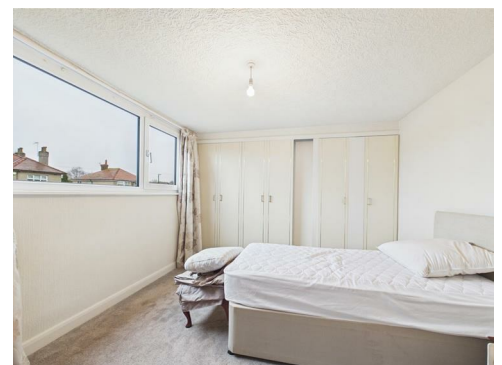
First Floor Landing

Double-glazed window to the side, carpeted floor, and access to the loft, built-in linen cupboard, with a radiator.

Under Eaves Storage

Walk in storage room leading to the under eaves storage and the Worcester combi boiler.

Bedroom One



Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator.



Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

Shower Room



Double-glazed frosted window to the side, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, W.C.

Outside



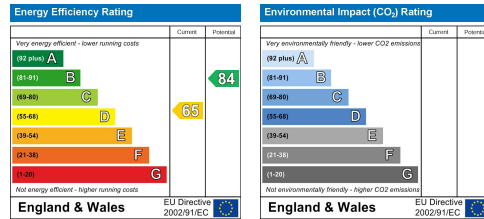
Small front garden with a lawned area bordered by a variety of trees and shrubs, along with off-road parking and access to the garage. The rear garden is fully enclosed and designed for low maintenance, featuring a patio area and an external water tap.

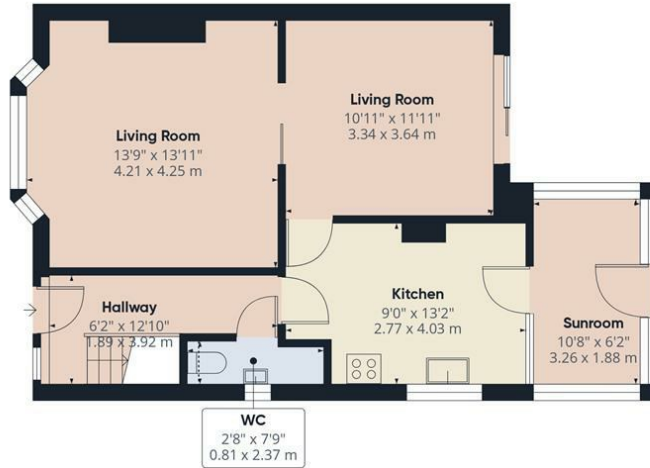
Garage

Detached garage with up-and-over door, power and light.

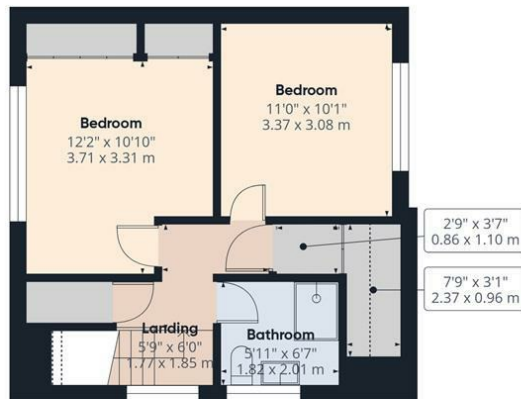
Useful Information

Tenure Freehold
Council Tax Band (C) £2,140
No Onward Chain
New roof on the house and garage in 2024





Ground Floor



Floor 1



Approximate total area⁽¹⁾

966 ft²
89.6 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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