



140 Scotforth Road

Lancaster, LA1 4NP

Price £235,000

140 Scotforth Road

Lancaster

A handsome mid-terrace Victorian home that has been thoughtfully upgraded to offer a sleek, contemporary interior while retaining the traditional proportions and layout typical of the period.

Step inside the entrance hall which leads to a comfortable sitting room to the front and a separate dining room to the rear, which flows through to a partially open-plan breakfast kitchen. This arrangement creates a sociable and practical hub of the home, blending modern living with the charm of the original layout.

To the first floor, a split-level landing provides access to two double bedrooms, a third single bedroom suitable as a nursery, home office or guest room and a stylish shower room fitted with contemporary fixtures.

Throughout, the property has been tastefully modernised, combining clean lines, modern finishes and a refined colour palette with the character and appeal of a Victorian terrace, resulting in a home that is both elegant and highly functional for modern living.

Since the property was purchased in 2022 it has been renovated to include: Wren fitted kitchen with appliances, shower room suite, gas central heating boiler (underfloor heating to reception rooms and kitchen and radiators to first floor). Sliding sash PVC windows on the front elevation, complete with shutters, regular PVC windows to rear elevation, electric roller blinds, all new internal doors, two exterior doors and an electric 'stove' in the sitting room. This is all against a background of replastering, decorating, new flooring and an oak clad staircase and rewiring and new sockets





Outside

Set back off the pavement, the front garden has been landscaped to look smart and be easy to look after. To the back of the house the outside area is split, an area for seating has been create and there is a handy outhouse for storage. This is fenced with a gate to a parking area beyond with space for one car.

Location

Lancaster is one of England's Heritage Cities with Georgian architecture that dates back to the days when it was an important port. Busy and vibrant, there is a full calendar of festivals and events throughout the year. The city has a wide choice of bars and restaurants, a good range of high street and independent shops and a comprehensive provision of professional services, two universities (Lancaster and Cumbria) and good healthcare provision with both private and NHS hospitals in the city. The universities and hospitals are all on the south side of the city, so easily accessed from Scotforth Road. As a district, Scotforth is exceptionally well placed to take full advantage of all on offer. A super location if you have children of school age as there are a choice of local primary schools and the highly regarded Boys' and Girls' Grammar Schools and Ripley St Thomas Church of England Academy are all within walking distance.

Being on the south side of the city it also means that road and rail links are handy, whether by car, J33 M6 is 3.3 miles distant, or train, the station is 1.9 miles away. By train, there are frequent services to Preston, Manchester, Manchester airport and London Euston. Lancaster is surrounded by fabulous open countryside with lots of routes available without getting in the car. In terms of local shops, from this address you can walk to Booths supermarket and there are two fuel filling stations, both with shops. There is a pub, micro pub and a parade of shops/take away establishments, all within walking distance.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words sofas.downs.signs

Download the **what3words** App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Viessman boiler in the landing cupboard.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, remote control blinds, light fittings and integral kitchen appliances as listed: induction hob, oven and microwave (all Bosch), fridge freezer, CDA slimline dishwasher, electra tumble dryer, RING doorbell.

The furniture is available by way of further negotiation.

Please note

Space for an integrated washing machine.

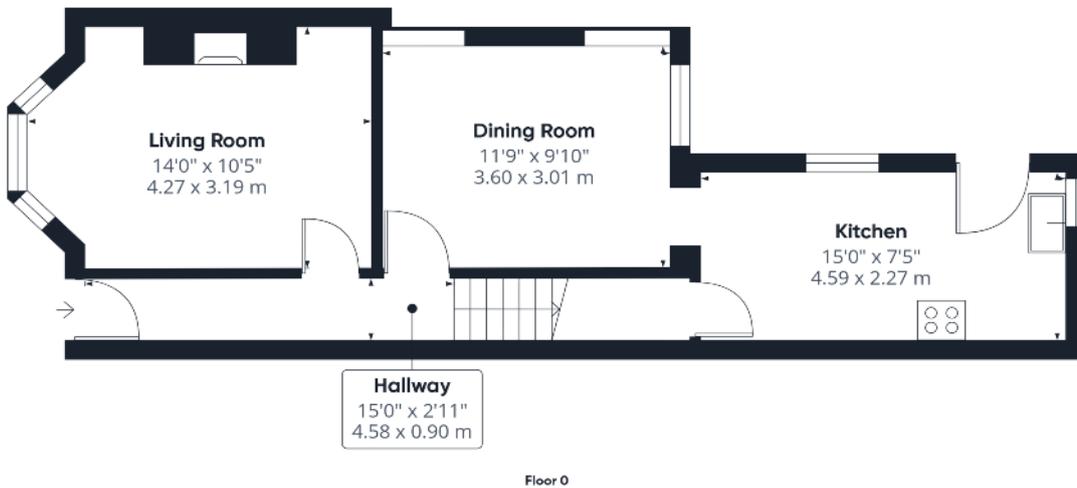
Local Authority charges

No.140 is registered as "self-catering holiday unit and premises" with Lancaster City Council to whom business rates are payable. Rateable Value of £1,625 (w.e.f. 20.12.25), increasing to £1,950 (w.e.f 1.4.26) Small business rates relief may be available, purchasers are advised to make their own enquiries as to amounts payable.

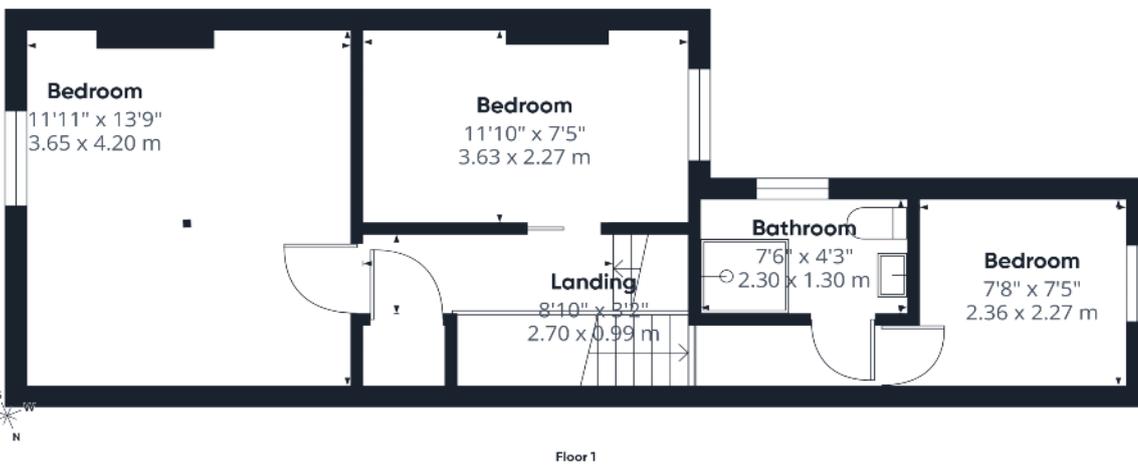


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





Approximate total area⁽¹⁾
 838 ft²
 78 m²



(1) Excluding balconies and terraces

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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Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

