



37 Cockersand Drive

Lancaster, LA1 4QL

Guide Price £219,950

37 Cockersand Drive

Lancaster

A rare opportunity to unlock the potential of a generously proportioned corner plot! With gardens to three sides, this three bedroom end terrace house is ripe for modernisation and offers exciting possibilities for extension, landscaping and the creation of off-street parking, subject to consents. Offering plenty of scope to create a home tailored to your own tastes and needs, it's a particularly appealing prospect for growing families and downsizers alike. All this in a convenient residential setting, within easy reach of excellent schools, local amenities and Lancaster city centre.

Occupying a generous corner plot, No. 37 is an end terrace house offering exciting potential for modernisation, improvement and possible extension, subject to consent but presumably feasible as neighbouring properties have successfully demonstrated. With gardens wrapping around the house, there is a wonderful sense of space and openness, making this an appealing opportunity for a young family, those looking to downsize or buyers keen to create a home to their own specification.

The accommodation benefits from PVC double glazing and gas central heating and offers well-proportioned rooms throughout. A spacious entrance hall provides room for coats and shoes, together with useful under-stairs storage. There are two separate reception rooms: a sitting room to the front with a living flame gas fire, and a dining room to the rear with French doors opening directly onto the garden. Leading off the dining room is a fitted kitchen with appliances and a convenient external door providing access to a row of useful outhouses and the rear garden.

Upstairs off a roomy landing are two double bedrooms, a third single bedroom, a wet room and a separate WC.

The gardens are undoubtedly one of the property's greatest assets. Extending around the front, side and rear, they offer excellent scope for creative landscaping, outdoor entertaining and family enjoyment. The gated back garden provides a secure area for children or pets, whilst the generous corner plot presents possibilities for extending the accommodation or creating off-street parking, as neighbouring homeowners have done, subject to any necessary consents.

A property with plenty of potential, No. 37 offers the chance to create a lovely home in an established residential setting, with the added advantage of unusually generous outdoor space.





Location

Located to the south of the city centre and within the Scotforth area of Lancaster, Cockersand Drive is ideally positioned to enjoy everything Lancaster has to offer. Particularly appealing to families, the area benefits from excellent schooling, with local primary schools, the highly regarded Boys' and Girls' Grammar Schools and Ripley St Thomas CoE Academy all within walking distance.

Lancaster offers an excellent selection of restaurants, bars, independent shops and high street retailers, alongside year-round festivals and events. It is also home to two universities, NHS and private hospitals (all of which are on the south side of the city) and a comprehensive range of professional services.

Transport links are accessible with J33 M6 a 3.5 mile drive and the train station being 1.9 miles distant. The station is on the main west coast line and offers frequent services to Preston, Manchester, Manchester Airport and London Euston.

For those who enjoy the outdoors, beautiful countryside and scenic walks are accessible directly from the doorstep. Everyday essentials are equally convenient, with the popular Booths supermarket within walking distance and the adjacent fuel station having a convenience store.

Combining excellent amenities, outstanding educational opportunities and superb transport connections, Scotforth offers an enviable setting for family life.

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 twist.clubbing.offline

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 Worcester combination boiler in the wet room.

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

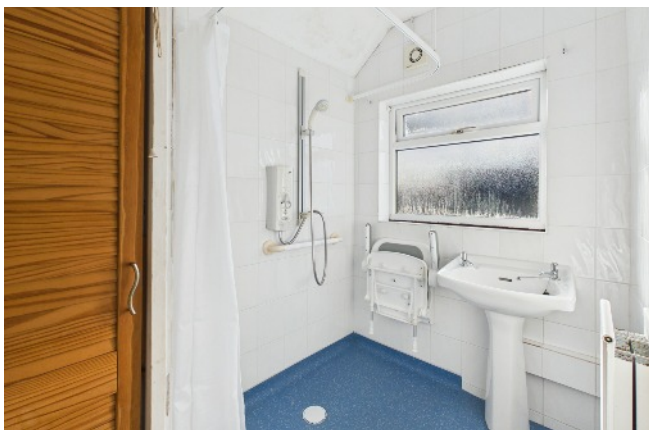
Freehold

Included in the sale

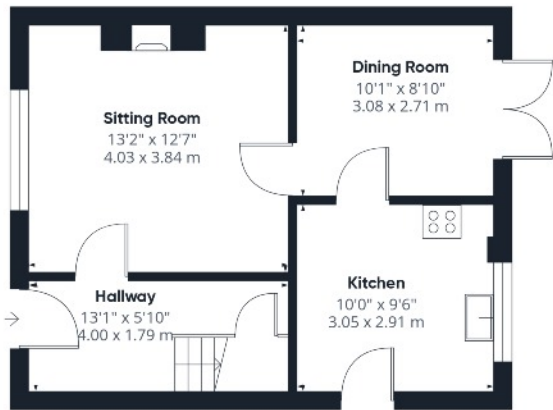
Fitted carpets, curtains, curtain poles, blinds, light fittings, wardrobes, integral and freestanding kitchen appliances as listed: Select electric hob, fan over, Select double oven with grill, under counter integral fridge, countertop IceKing freezer, Indesit washing machine.

Local Authority charges

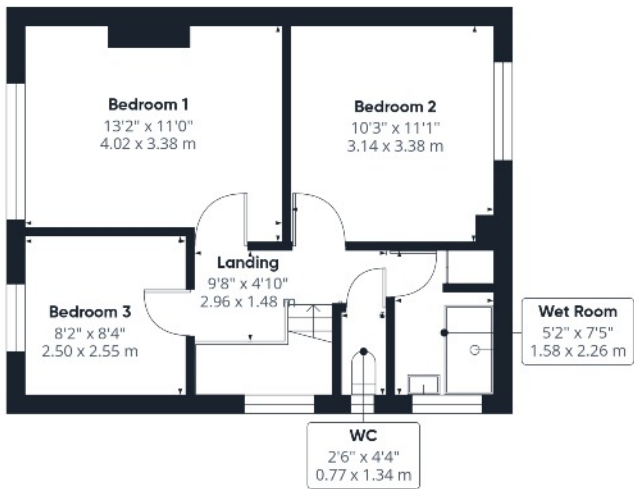
Lancaster City Council – Council Tax band B







Floor 0



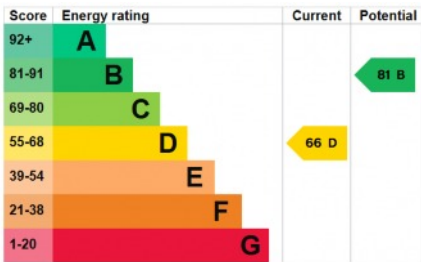
Floor 1

Approximate total area⁽¹⁾
842 ft²
78.1 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.