





## Inside The Home

This beautifully extended three-bedroom semi-detached home has undergone a comprehensive renovation, creating a stylish and move-in-ready property ideal for families and downsizers alike. Entering through the newly installed front door (2025), you are welcomed into a spacious entrance hallway featuring useful under-stairs storage and a convenient ground floor WC. The heart of the home is the impressive extended kitchen diner, fitted with a contemporary German-designed kitchen complete with integrated dishwasher and ample space for dining and entertaining. There is also a reception room to the rear which features a charming log-burning stove that creates a warm and cosy atmosphere. To the front of the property, the inviting lounge enjoys a bay window that fills the room with natural light, with a gas fire and surround being the focal point of the room.

To the first floor are three generous double bedrooms and a modern family bathroom, fitted with a contemporary three-piece suite incorporating an overhead shower. Further benefits include a boarded and insulated loft with drop-down ladder access, offering excellent additional storage. The property also benefits from updated electrics completed in 2019, replacement windows throughout, and a boiler that is approximately five years old and serviced annually.

Finished to an exceptional standard throughout, this is a fantastic opportunity to acquire a beautifully presented home ready to be enjoyed from day one.

## Let's Take A Closer Look At The Area

Situated in the highly sought-after Scotforth area of Lancaster, this property enjoys a prime position within walking distance of local shops, everyday amenities and the well-regarded primary school. Perfectly suited to busy family life, the area offers a welcoming community feel while remaining conveniently close to the heart of the city. Lancaster city centre is just a pleasant stroll away, providing access to an excellent range of retail, dining and leisure facilities. For those commuting or travelling further afield, the property benefits from superb transport connections. Regular bus routes provide direct access to Lancaster University, while the nearby M6 motorway (Junctions 33 and 34) and the Bay

Gateway offer swift links to the wider region, making this an ideal base for commuters, students and young professionals alike.

## Let's Step Outside

To the front of the property is a driveway providing off-road parking for two vehicles, complemented by an attractive brick-built boundary wall. The rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space. Predominantly paved for ease of maintenance with planted borders and there is side access to the rear which is secured by a gate for added security and privacy. The rear garden features a stylish pergola with a Perspex roof and integrated lighting, providing the perfect setting to relax and enjoy summer evenings or host family and friends. Further benefits include a garage and workshop offering excellent storage and practical space for hobbyists, car enthusiasts or those requiring additional workspace.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA862040

## Council Tax Band

This home is Band B under Lancaster City Council.

## Viewings

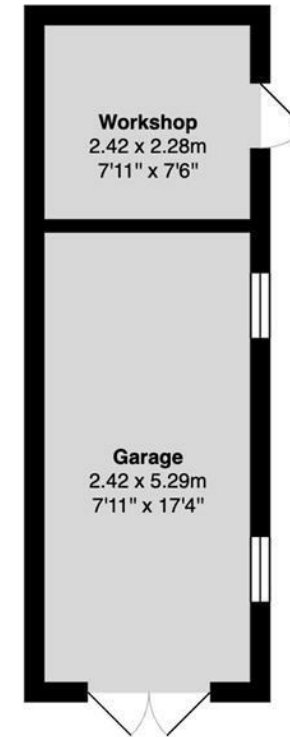
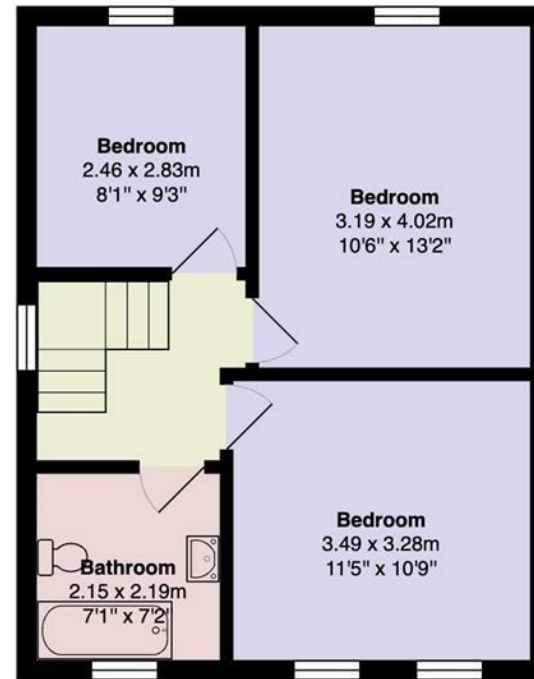
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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