









### **The accommodation**

A particularly welcoming entrance hall awaits upon entry from the porch and the simplistic layout offers real versatility in just how you want to set up this property as home. The ground floor hosts two bedrooms, a lounge, a dining kitchen, a utility room and a sizable sun room to the side elevation. Upstairs there are two more bedrooms and a shower room. With over 1500 square feet of accommodation there is a real flow to the footprint and each room offers good, functional space dependent on your planned usage.

### **Let's take a look outside**

The property boasts a driveway providing off-road parking leading to the detached double garage which is accessible via the remote control door. The plot has a lawned area with mature fruit trees and low maintenance paved areas. The garage has power and light.

### **The location**

St. Pauls Drive sits deep in the heart of the always popular Scotforth area to the south of the city of Lancaster. With shops, pubs and amenities all within walking distance, plus excellent transport links via the A6, this is a fantastic base for busy life. Lancaster boasts a wide array of highly rated primary and secondary schools, with two renowned universities, making it the perfect city to raise a family. Nearby green spaces including Greaves Park offer easy walks for pet owners and small children to enjoy and the countryside including the Trough of Bowland is a short drive away. You can enjoy the stunning natural landscapes with all the benefits of city living on your doorstep.

### **The situation**

The property is offered with no upward chain and full vacant possession.

### **Services**

The property is served with gas, electricity, mains water and drainage and the Worcester central heating boiler is situated in the utility room. We are advised at the time of listing that this is less than ten years old.

### **Tenure**

The property is Freehold with title number LA622104.

### **Council Tax**

The property is Band D via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

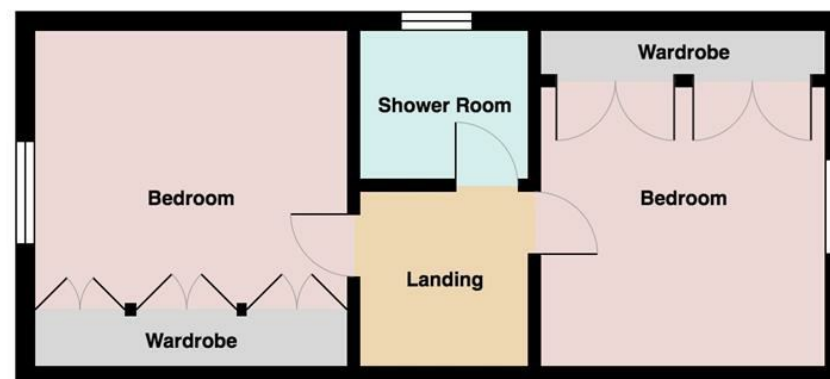
Available online - contact our sales office if any additional information is required.











Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	71	81



# Your Award Winning Houseclub

