

HOUSECLUB
ESTATE AGENCY

45 Scale Hall Lane, Lancaster, Lancashire, LA1 2RR

£230,000









Inside The Home

Entered via a welcoming Entrance Hall, the ground floor boasts a spacious open-plan living and dining room, creating a bright and sociable space for both relaxing and entertaining. A separate kitchen diner provides further versatility and practical living space, making this an ideal home for modern family life.

To the first floor, three generous bedrooms can be found, along with a well-appointed family bathroom. The property offers excellent proportions throughout, providing plenty of space for a growing family or those simply looking for a comfortable and adaptable home.

Combining spacious accommodation, a versatile layout, ample parking and impressive outdoor space, this substantial family home offers a fantastic opportunity for buyers seeking both comfort and flexibility, as well as a No Chain sale.

Let's Take A Closer Look At The Area

Situated in a well connected area, Scale Hall Lane is a stones throw away from Bay Gateway, providing access to the M6 motorway within approx. 10 minutes. With a well regarded local primary school and college a short walk away, as well as easy access to a range of local high schools, this home is perfectly suited to family life. A range of local amenities include two major supermarkets and local shops on the doorstep, as well as a range of eateries near by. This property provides families with a space to grow and create unforgettable memories with a range of transport links including local bus services and the near by train station of Lancaster, providing access to the West Coast mainline.

Let's Step Outside

Externally, there is off-road parking to the front for at least two cars, along with a small planted front garden. To the rear, a large enclosed garden featuring a substantial decking area, perfect for alfresco dining and summer entertaining. The remainder of the garden is laid to lawn and enclosed by secure wooden fencing, providing a private and safe outdoor space, perfect for allowing little ones to run and play.

A particular highlight is the impressive wooden cabin, which is fitted with both air conditioning and heating, allowing it to be used comfortably all year round. With its own separate access, the cabin is perfect as a work-from-home office, studio, or potentially as dedicated work premises, offering a fantastic degree of flexibility.

Services

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

Tenure

The property is Freehold. Title number: LA739254.

Council Tax

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.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase





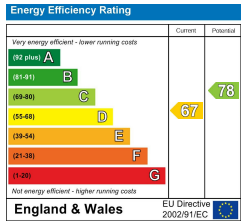








Total Area: 108.9 m² ... 1172 ft²



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