





## Inside The Home

Entered via a UPVC double glazed door with a matching side window, this warm and welcoming Entrance Hall has many outstanding features including exposed brick work and feature tile flooring. To the left, a warm and cozy living room can be found, centred around a chimney breast, providing ample space for a fire of your choosing. A UPVC double glazed bay window allows ample natural light to filter into this incredible home. With wood effect flooring, this proceeds into an outstanding open plan Kitchen Diner, centred around a multi fuel stove. Upgraded within the last 6 years, the Kitchen which has been area is fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring induction hob with an extractor hood above and an oven below, as well as plumbing for a washing machine, plumbing for dishwasher and space for an under-counter fridge and freezer. The dining area provides ample space for a sizeable dining table perfect for hosting the whole family for a Sunday roast. UPVC double glazed French doors provide access to the rear garden providing a seamless transition between indoor and out.

To the first floor, three generous bedrooms can be found, with the principal bedroom fitted with a built-in wardrobe. Access can also be found to a generous loft space, via a handy drop-down ladder. This part boarded loft space provides excellent additional storage facilities. Completing the first floor, a modern three-piece bathroom suite can be found with complementary tiling to suit.

Providing subtle nods to this wonderful property's past, original doors, coving and picture rails can be found throughout this home, as well as generous living spaces.

Whether you're a family looking for more space or a professional couple looking for an ideal work from home space, this incredible home provides options for many.

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

Situated in the popular Scotforth area of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools, shops and excellent transport links with a main bus

route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away.

## Let's Step Outside

To the front of the property, a generous stone chipped driveway can be found which was newly laid approx. 2 years ago. With off-road parking for approximately two cars, a beautifully paved pathway provides access to the side and rear of the property via a secure wooden gate. To the side of the property, access to an outdoor store room can be found, housing a gas central heating boiler. To the rear, a generous secure garden can be found, with a raised terraced area, perfect for enjoying a morning coffee and socialising. The lower garden provides ample space for allowing little ones to run and play. With planted borders and ample space for a dining table, perfect for alfresco dining.

## Services

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

## Tenure

The property is Freehold. Title number: LAN146422.

## 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.





Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
92 plus <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 EU Directive 2002/91/EC

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