

ACCOMMODATION IN DETAIL

OUTSIDE THE PROPERTY

FRONT GARDEN

Dropped kerb off Rossall Road leading onto the front driveway providing off road parking for several vehicles and leading to the detached garage via two double timber courtesy gates.

REAR GARDEN

Mainly laid to lawn with flagged patio area and mature flower and shrub borders. External courtesy lights. Security light. Outside cold water tap. Fully enclosed by timber fencing.



GARAGE (7.72m x 3.69m) (25'4" x 12'2")

Concrete sectional garage with metal up and over door. Three timber framed single glazed windows to the side elevation. Work bench. Four fluorescent strip lights. Eight power points.

TENURE

Freehold.

SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band C. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

AGENTS NOTES

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Jessops

estate agents



33 Rossall Road Scale Hall, Lancaster, LA1 5HQ

Extended three bedroom semi detached house in this convenient location between Morecambe and Lancaster. Within easy reach of Morecambe college, Asda, Grosvenor Park primary school and Sunnyclyffe retail park with Wickes and Matalan. The accommodation is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, hallway, lounge with feature fireplace, office/study with open access into the extended modern fitted breakfast kitchen with built-in oven, hob, fridge & freezer and French doors onto the rear garden, open dining area, first floor landing with light window, two double bedrooms (both with fitted wardrobes), third bedroom, modern fully tiled bathroom/wc and there is a fully boarded loft room (currently accessed via a pull-down ladder). Outside there is a low maintenance front garden, driveway providing off-road parking and leading through double timber gates to the detached garage and there is a large enclosed rear garden with lawn and patio areas. Of interest we feel to family buyers seeking a well presented semi-detached home in Scale Hall. Internal viewing recommended.

Price Guide – Offers Around £154,950

(Subject to Contract)

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FRONT ENTRANCE

uPVC front door with inset patterned leaded double glazed panel, patterned light windows to either side and above leading into:

HALLWAY (2.65m x 2.35m) (8'8" x 7'9")

Gas meter. Cloak hooks. Ceiling light point. Staircase leading to the first floor.

LOUNGE (4.23m x 3.18m into alcove) (13'11" x 10'5")

uPVC double glazed window with two openers to the front elevation. Feature fireplace with wrought iron and wooden surround, marble hearth and inset coal effect living flame gas fire. Double panel central heating radiator. Television aerial and sky point. Coving. Ceiling light point. Six power points.



OPEN OFFICE/STUDY ROOM (3.50m x 2.34m) (11'6" x 7'9")

Double panel central heating radiator. Wall mounted thermostat. Understairs storage cupboard housing electric meter, fuse box and the combination central heating boiler. Cloak hooks. Two telephone points. Wall light. Ceiling light point. Six power points. Open archway leading into:



EXTENDED BREAKFAST KITCHEN (5.24m x 3.63m) (17'3" x 11'11")

uPVC double glazed window with opener to the rear elevation, fitted roller blind. Two timber

framed double glazed velux skylight windows to the rear elevation. Range of base, drawer and wall units with cream high gloss fronts, lighting underneath the wall units and LED plinth lighting. Complementary working surfaces in part to three walls with inset one and a half bowl sink with mixer tap and drainer. Part tiled splashbacks. Built-in electric oven and grill with four ring gas hob, aluminium cooker hood with fan and light above. Integrated fridge and freezer. Double panel central heating radiator. Two ceiling light points. Two LED down lights. Eleven power points. uPVC double glazed French doors leading out onto the rear garden, fitted vertical blinds. Open archway into:



DINING AREA (3.12m x 1.67m) (10'3" x 5'6")

Ceiling light point. Two power points.



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FIRST FLOOR

LANDING

uPVC patterned double glazed window to the side elevation. Double loft hatch access with timber framed pull down ladder.

MASTER BEDROOM (3.40m x 2.86m) (11'2" x 9'4")

uPVC double glazed window with two openers to the front elevation. Double panel central heating radiator. Floor to ceiling built-in wardrobes complete to one wall with hanging space and storage shelving above. Telephone point. Ceiling light point. Four power points.



BEDROOM TWO (3.45m x 2.60m) (11'4" x 8'7")

uPVC double glazed window with two openers to the rear elevation, fitted roller blind. Double panel central heating radiator. Floor to ceiling built-in wardrobes in part to one wall providing hanging space and storage shelving above. Ceiling light point. One power point.



BEDROOM THREE (2.47m maximum x 2.14m) (8'2" x 7'1")

uPVC double glazed window with opener to the front elevation, fitted roller blind. Double panel central heating radiator. Overstairs storage cupboard providing hanging space and shelving. Ceiling light point. Two power points.

BATHROOM (2.13m x 1.68m) (7'0" x 5'6")

Upvc patterned double glazed window with two openers to the rear elevation. Three piece suite comprising P-shaped bath with wall mounted power shower above, pedestal wash hand basin and low flush wc. Double panel central heating radiator. Full height tiled to all four walls with a decorative metallic mosaic border throughout. Wall mounted inset vanity mirror. Tiled floor. Wall mounted extractor fan. Ceiling light point.



LOFT ROOM (3.95m x 2.73m) (13'0" x 8'11")

Timber framed double glazed skylight window. Two under-eaves storage cupboards. Television aerial point. Three ceiling down lighters. Four power points.

