

ACCOMMODATION IN DETAIL



OUTSIDE THE PROPERTY



FRONT / SIDE GARDEN

Mainly laid to lawn with mature flower and shrub borders surrounding. Dropped kerb off West Drive leading onto the front driveway providing off road parking for at least two vehicles and leads to the detached garage.



REAR GARDEN

Low maintenance rear garden, laid to concrete paving.

DETACHED GARAGE (4.80m x 2.56m) (15'9" x 8'5")

Concrete sectional garage with metal up and over door. Two single glazed windows to the side elevation. Light and power.

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 West Drive Scale Hall, Lancaster, LA1 5BY

Three bedroom detached house situated in this convenient location between Morecambe and Lancaster. Within easy reach of the nearby Aldi store, Lancaster & Morecambe college and convenient for public transport. The property has uPVC double glazed windows throughout, gas central heating and briefly comprises: front entrance porch, hallway with walk-in understairs storage cupboard, bay-fronted lounge, separate dining room with open archway into the extended kitchen, first floor landing with light window, three bedrooms and bathroom/wc. Outside there are lawned gardens to the front and side, driveway providing off-road parking and leading to the detached garage and there is a small, low maintenance enclosed rear garden. Although in need of full modernisation, the property nonetheless offers potential to buyers seeking a detached home in this convenient location. Offered for sale with vacant possession and no chain.

Price Guide – Offers Around £135,000

(Subject to Contract)

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FRONT ENTRANCE

Timber framed front porch with double timber framed single glazed doors leading into:

PORCH (2.16m x 0.57m) (7'1" x 1'11")

Timber framed single glazed front door with inset patterned glass, matching light windows to either side and above leading into:

HALLWAY

Double panel central heating radiator. Telephone point. Ceiling light point. Two power points. Staircase leading to the first floor landing.

UNDER STAIRS STORAGE CUPBOARD

uPVC patterned double glazed window to the side elevation. Electric meter and fuse box. Ceiling light point.

LOUNGE (3.67m into alcove x 3.50m into bay) (12'1" x 11'6")

uPVC double glazed box bay window with two openers to the front elevation. Feature fireplace with inset living flame gas fire. Double panel central heating radiator. Ceiling light point. Six power points.



DINING ROOM (3.60m into alcove x 3.05m) (11'10" x 10'0")

uPVC double glazed window with opener to the rear elevation. Single panel central heating radiator. Wall mounted living flame gas fire. Ceiling light point. Two power points. Open arch way leading into:



EXTENDED KITCHEN (3.56m x 2.60m maximum) (11'8" x 8'7")

L-shaped. uPVC double glazed box bay window with opener to the side elevation. Further uPVC double glazed window with opener to the rear elevation. Range of base, drawer and wall units with woodgrain effect working surfaces in part to three walls. Built-in electric oven and grill with four burner gas hob with extractor hood and light over. Double panel central heating radiator. Plumbed for automatic washing machine and for dishwasher. Two ceiling light points. Seven power points. uPVC double glazed back door with inset patterned glass.



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FIRST FLOOR

LANDING

uPVC patterned double glazed window to the side elevation. Ceiling light point. Loft hatch access.

BEDROOM ONE (3.52m into bay x 2.85m up to fitted wardrobes) (11'7" x 9'4")

uPVC double glazed box bay window with two openers to the front elevation. Double panel central heating radiator. Built-in fitted wardrobes to both alcoves. Telephone point. Two wall lights. Ceiling light point. Two power points.



BEDROOM TWO (3.03m x 2.84m up to fitted wardrobes) (9'11" x 9'4")

uPVC double glazed window with two openers to the rear elevation. Single panel central heating radiator. Built-in fitted wardrobes to both alcoves. Ceiling light point. Four power points.

BEDROOM THREE (2.00m x 1.96m) (6'7" x 6'5")

uPVC double glazed window with opener to the front elevation. Single panel central heating radiator. Ceiling light point. Two power points.



BATHROOM (1.93m x 1.82m) (6'4" x 6'0")

uPVC patterned double glazed window with opener to the rear elevation. Three-piece suite in white comprising bath with wall mounted electric shower over, pedestal wash hand basin and low flush wc. Marbrex panelling to all four walls. Wall mounted mirror fronted vanity cabinet. Half height chrome heated towel rail. Ceiling light point.