

## ACCOMMODATION IN DETAIL



### OUTSIDE THE PROPERTY

#### FRONT GARDEN

Wrought iron courtesy gate. Mainly laid to slate chippings with pathway leading to the front entrance.

#### REAR GARDEN

Low maintenance rear yard area. Enclosed by stone walls on two sides with double timber gates leading onto the communal alley behind.



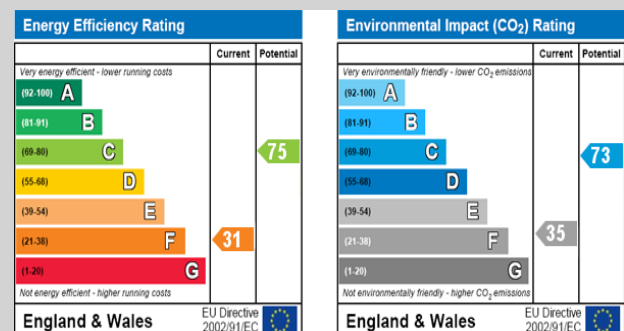
### SERVICES

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

### AGENTS NOTES

Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please contact the office. The seller does not know or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your solicitor or licensed conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. Jessops Estate Agents have not tested any included equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition and commission service reports before finalising their offer to purchase. Any intending purchasers should satisfy themselves as to the accuracy of all dimensions given and that heating, plumbing, electrical installations, equipment and appliances are in efficient working order and ensure services are connected and comply with the appropriate current regulations. Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards the readings. We do not guarantee the accuracy of the measurements.

### EPC GRAPHS



# Jessops

estate agents



**96 Scotforth Road  
Lancaster, LA1 4SQ**

Well presented four bedroom (three of which double bedrooms) mid terraced house located in this sought after South Lancaster location. Convenient for the M6 Motorway junction, Lancaster University, Infirmary and the City Centre as well as being within walking distance of local shops and amenities. The accommodation is laid over three levels and is fully uPVC double glazed. Briefly comprises: front entrance into the lounge with stone built fireplace with multi-fuel burner, breakfast kitchen with built-in oven & hob and staircase leading to the first floor, landing with open plan utility area, master bedroom, modern fully tiled bathroom/wc, second floor landing and two further double bedrooms. Outside there is a small garden fronting Scotforth Road and there is a pleasant low maintenance enclosed rear yard. Of interest we feel to a range of buyers seeking a spacious and truly ready to move into home in this sought after location. Internal viewing is highly recommended.

**Price Guide – £164,950**  
(Subject to Contract)

185 BARE LANE, TORRISHOLME, MORECAMBE, LA4 6RR  
TELEPHONE: 01524 423000 FACSIMILE: 01524 425051  
[www.jessopsestateagents.co.uk](http://www.jessopsestateagents.co.uk)

## ACCOMMODATION IN DETAIL

### FRONT ENTRANCE

uPVC front door with inset patterned double glazed panel leading into:

### LOUNGE (3.83m into alcove 3.34m) (12'7" x 10'11")

uPVC double glazed window with opener to front elevation, fitted wooden venetian blinds. Stone built feature fireplace with multi-fuel log burner. Built-in cupboard housing the electricity meter and fuse box. Ceiling light point. Four power points.



### KITCHEN DINER (3.85m x 3.65m) (12'8" x 12'0")

Two uPVC double glazed windows to the rear elevation, each with openers. Range of base, drawer and wall units with solid wooden fronts. Complementary working surfaces in part to two walls with tiled splashbacks. Stainless steel sink with drainer and mixer tap. Integrated electric oven & grill and four ring electric hob with extractor hood over. Wall mounted electric radiant heater with timer controls. Two ceiling light points. Four power points. uPVC back door with stable-style opener leading out onto the rear garden. Open plan staircase leading to the first floor landing.



### FIRST FLOOR

### LANDING

Floor to ceiling storage cupboard housing the hot water cylinder with airing shelving above. Ceiling light point. One power point. Open plan utility area.

### BEDROOM FOUR (2.03m x 1.87m) (6'8" x 6'2")

uPVC double glazed window with opener to the rear elevation. Telephone point. Ceiling light point. Four power points.



## ACCOMMODATION IN DETAIL

### BEDROOM ONE (3.76m x 3.24m) (12'4" x 10'7")

uPVC double glazed window with opener to the front elevation. Wall mounted electric radiant heater with timer controls. Ceiling light point. One power point.



### BATHROOM (1.84m x 1.84m) (6'0" x 6'0")

uPVC patterned double glazed window with opener to the rear elevation. Three piece suite in white comprising bath with glazed side shower screen and wall mounted Aquatronic electric shower over, pedestal wash hand basin and low flush wc. Tiled to full height to all walls. Ceiling light point.



### SECOND FLOOR

### LANDING

### BEDROOM TWO (3.78m x 3.25m) (12'5" x 10'8")

Timber framed double glazed Velux window to the front elevation, fitted black out blind. Wall mounted electric radiant heater with timer controls. Four halogen down lights. point. Five power points.



### BEDROOM THREE (3.89m x 2.68m) (12'9" x 8'9")

uPVC double glazed window with opener to the rear elevation. Wall mounted electric radiant heater with timer controls. Ceiling light point. Two power points.

