

## 11 Croasdale, Lancaster, LA1 5JG



**£165,000**

Welcome to Croasdale, tucked away within a quiet and friendly cul-de-sac in Scale Hall, Lancaster. Positioned on the north side of the picturesque River Lune, this home enjoys a peaceful residential setting while remaining exceptionally well connected.

Scale Hall is a highly convenient and central location, offering easy access into Lancaster city centre and Morecambe town centre, making it ideal for commuters, families, or anyone seeking the perfect balance between tranquillity and accessibility. Just moments away, the Lancaster to Morecambe cycle path provides scenic routes for walking, cycling, and outdoor leisure, with beautiful stretches running alongside the River Lune.

Internally, the property offers well-proportioned and practical living accommodation. The ground floor features a good-sized kitchen/diner, ideal for everyday meals and entertaining, alongside a comfortable lounge that provides a welcoming space to relax.

Upstairs, the first floor comprises two bedrooms and a family bathroom, offering a straightforward and functional layout suited to a range of buyers.

Externally, the property continues to impress with off-road parking to the front, complemented by two useful storage sheds, perfect for bikes, tools, or garden equipment. To the rear, the fully enclosed garden offers a private outdoor space, mainly laid to lawn, making it ideal for children, pets, or simply enjoying the warmer months.

Croasdale presents a fantastic opportunity to enjoy quiet cul-de-sac

living, excellent local amenities, and access to some of Lancaster's most attractive outdoor routes, all in one well-connected location.

### Hallway



Stairs to the first floor, storage cupboard, radiator, vinyl floor, understairs storage cupboard.

### Lounge



Double-glazed window to the rear and double-glazed doors to the garden, laminate floor, radiator.

### Kitchen/Diner



Double-glazed window to the rear, range of matching wall and base units, free-standing electric cooker, stainless steel sink, plumbing for washing machine, space for fridge/freezer, vinyl floor, radiator.

### First Floor Landing

Access to the loft, linen cupboard housing the Worcester combi boiler.

### Bedroom One



Double-glazed window to the front, carpeted floor, radiator.

### Bedroom Two



Double-glazed windows to the rear, carpeted floor, radiator, built-in storage cupboard.

### Bathroom



Double-glazed frosted window to the front, panelled bath with thermostatic shower, wash hand basin, radiator, vinyl floor.

**W.C.**

Double-glazed frosted window, vinyl floor, W.C.

**Outside**

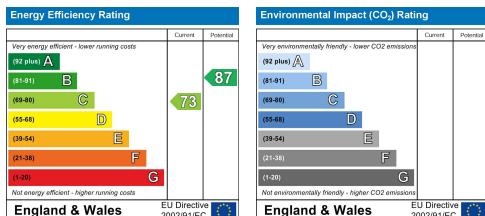


Fully enclosed rear garden mainly laid to lawn and bordered by trees and shrubs. Off-road parking to the front, lawn area and two storage sheds.

**Useful Information**

Tenure Freehold

Council Tax Band (A) £1,605



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