

5 Rossall Road, Lancaster, Lancashire, LA1 5HQ



£229,950

A beautifully presented three-bedroom semi-detached home, offering generous living space, a bright conservatory and a superb south-facing garden. From the moment you step inside, you're welcomed by a smart and stylish hallway leading through to a fantastic lounge, perfect for relaxing or entertaining.

The heart of the home is the impressive open-plan kitchen and dining area, featuring a beautifully fitted kitchen and a spacious dining space that flows seamlessly into the conservatory, where you can enjoy lovely views across the garden all year round.

Upstairs continues to impress with three well-proportioned bedrooms and a modern family bathroom. Adding even more versatility is a useful loft room, complete with a pull-down ladder, power, lighting and a Velux window, ideal for storage, a hobby space or home office potential.

Externally, the property boasts off-road parking to the front, a fully enclosed south-facing garden ideal for outdoor living, and a larger-than-average detached garage, offering excellent storage or workshop space.

Set within the well-established Scale Hall neighbourhood, the property enjoys a highly convenient position between Lancaster city centre and the coastal attractions of Morecambe. The area is particularly popular with families thanks to its strong sense of community and excellent range of everyday amenities, and would also make a great first time buyers home.

Close by are respected primary

schools and nurseries, along with a selection of convenience stores, supermarkets and a local post office. Public transport links are excellent, with frequent bus services running between Lancaster and Morecambe, as well as a dedicated cycle route providing an easy alternative for commuters.

For those needing swift road access, the Bay Gateway is moments from the property, providing a direct link to the M6 without the need to travel through the city.

Entrance Hallway



Undersyairs storage cupboard housing the Worcester combi boiler and plumbing for a washing machine, carpeted floor, radiator, stairs to the first floor.

Lounge



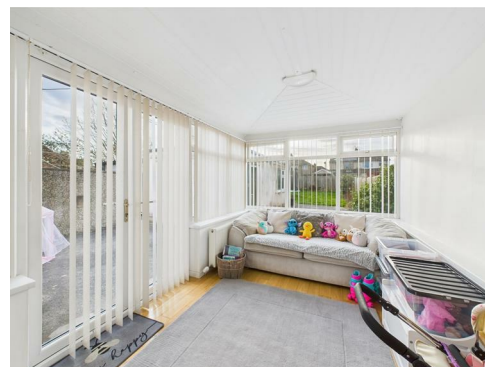
Double-glazed window to the front, wood surround fireplace with inset coal effect gas fire, carpeted floor, radiator.

Open Plan Kitchen/Diner



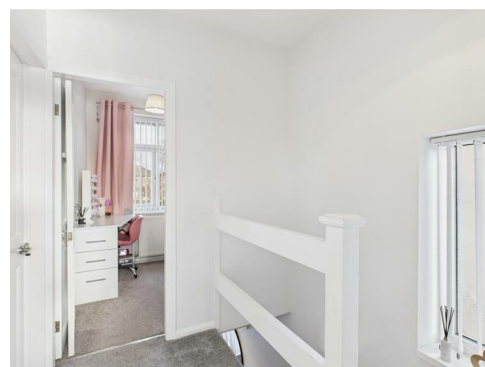
Kitchen with a double-glazed window to the rear, a range of beautifully crafted cabinets finished in a high gloss grey with complementary wood-effect work surfaces, ceramic sink, four-ring gas hob and extractor hood, electric oven, integrated dishwasher and wood-effect vinyl floor. Dining area with double-glazed sliding doors leading to the conservatory, wood-effect vinyl floor and radiator.

Conservatory



Double-glazed doors to the garden, wood flooring, radiator.

First Floor Landing



Bedroom One



Bathroom



Bedroom Two



Outside



The property benefits from off-road parking to the front, complemented by raised flower beds and double gates providing access to the rear. The fully enclosed, south-facing rear garden is mainly laid to lawn and features a patio seating area, a variety of mature trees and shrubs, an outside power point, and a water tap. There is also direct access to the garage, along with double gates leading back to the front of the property.

Bedroom Three



Useful Information

Council Tax Band (B) £1,873
No Upper Chain
New Roof and Velux window in July 2023
New Conservatory Roof in 2020
New Blinds in the lounge and Bedrooms 2024
New Garage Roof 2020

