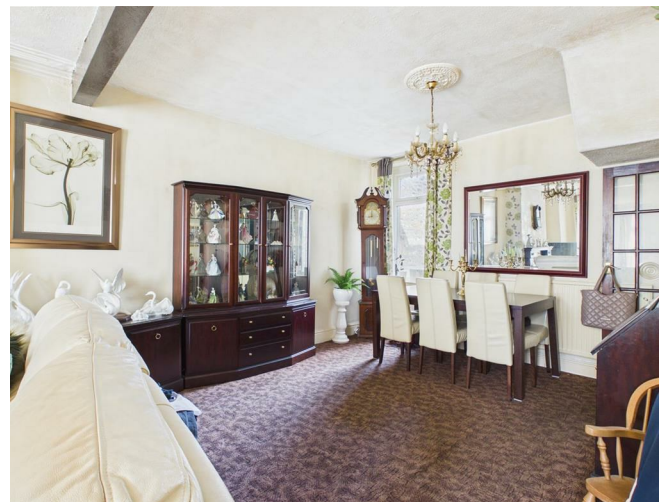


## 77 Scotforth Road, Lancaster, LA1 4SD



**£249,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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## Spacious Four-Bedroom Victorian Terrace!

Situated in a highly convenient location on Scotforth Road, this substantial four-bedroom mid-Victorian terrace offers generous space and fantastic potential to create a superb family home.

As you step inside, you're welcomed into a bright open-plan lounge and dining area, providing a versatile space for both relaxing and entertaining. To the rear, the spacious kitchen offers plenty of room to be transformed into a modern family hub. Stairs lead down to the lower ground floor, where you'll find a useful cellar, ideal for storage or with scope to convert into additional living space, along with access through the garage to the rear yard, which provides off-road parking for two vehicles.

Upstairs, the first floor offers three bedrooms and a family bathroom, while the second floor is home to a large fourth bedroom.

While the property would benefit from updating, it presents an exciting opportunity to put your own stamp on a characterful home. With its excellent location close to the city centre, local amenities and transport links, this is a fantastic project with the potential to become a truly special family home.

### Living Room/Dining Room



Entrance vestibule, carpeted, 2 large radiators, large double glazed bay window to front, double glazed window to rear, gas fire with marble hearth and wooden mantle, stairs to first floor.

### Kitchen



Carpeted, large double glazed window to rear, large radiator, a range of matching wall and base units, integrated Zanussi double oven, gas hob, space for washing machine, space for freestanding fridge/freezer, access to cellar.

### Garage

Radiator, Ideal boiler, garage door out to parking spaces at rear of the property.

### Cellar/Utility Room

Radiator, double glazed window to front, double glazed window to rear, power and lighting, access to garage.

### First Floor Landing

Carpeted, radiator, stairs to second floor.

### Bedroom One



Carpeted, large double glazed bay window to front, radiator

### Bedroom Two



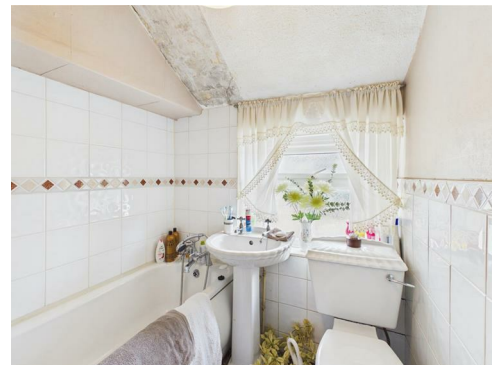
Carpeted, radiator, double glazed window to rear.

### Bedroom Three



Carpeted, radiator, double glazed window to rear.

### Bathroom



Carpeted, double glazed frosted window to side, bath with handheld shower, partially tiled walls, wash hand basin and W.C.

## Bedroom Four



Carpeted, radiator, Velux window, eaves storage.

## Outside

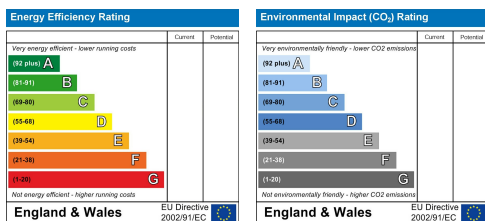


Access to real alley, parking spaces.

## Useful Information

Council Tax Band (C) - £2,187.63

Tenure Freehold



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