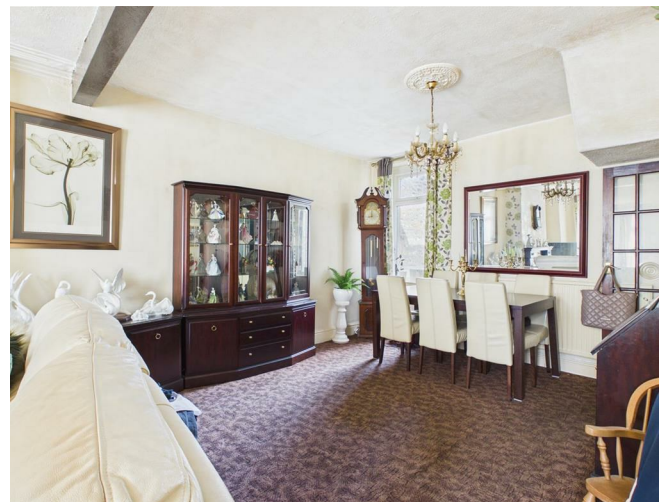


77 Scotforth Road, Lancaster, LA1 4SD



£270,000



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



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

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



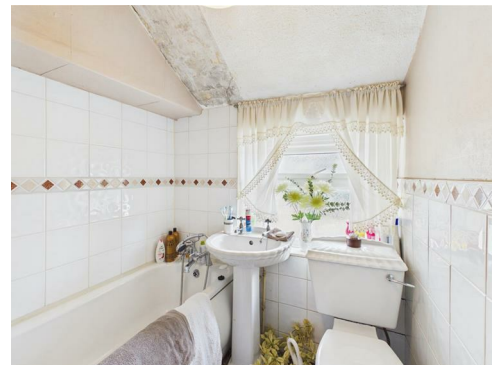
Carpeted, radiator, double glazed window to rear.

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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