

21 Scale Hall Lane, Lancaster, LA1 2RR



£235,000

A wonderful semi-detached home, beautifully presented throughout and ideally located in the highly sought-after area of Scale Hall, Lancaster.

Perfectly suited to growing families or first-time buyers, this attractive home offers spacious and versatile accommodation with a warm, welcoming feel from the moment you step inside. The lounge is tastefully presented, creating a comfortable space to relax, while the separate dining room enjoys lovely views over the rear garden, making it ideal for entertaining or family meals.

To the rear, the kitchen has been thoughtfully extended, providing additional space that can be used as a dining area or breakfast room, perfect for modern-day living.

Upstairs, the property offers three well-presented bedrooms, each providing comfortable and practical living space, along with a family bathroom.

Externally, the home continues to impress. To the front, there is a neat garden and off-road parking, while a long driveway leads to a detached garage. The generous rear garden is mainly laid to lawn and features a raised decked patio area, ideal for outdoor dining or relaxing, along with attractive raised flower beds adding colour and character.

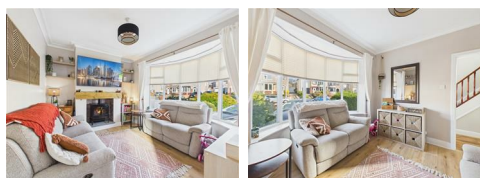
Situated in the ever-popular Scale Hall area, this property benefits from excellent access to both Lancaster city centre and Morecambe town centre. A range of local amenities is within easy reach, including shops, schools, parks, and scenic cycle paths, while convenient transport links and regular bus routes make commuting simple.

Entrance Hallway



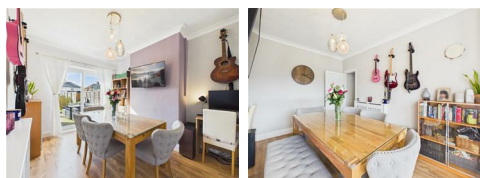
Laminate floor, radiator, stairs to the first floor, under stairs storage cupboard.

Lounge



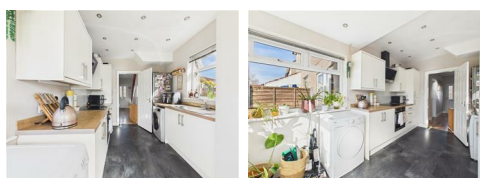
Double-glazed bay window to the front, fireplace with inset electric stove, laminate floor, radiator.

Dining Room



Double-glazed patio doors to the garden, laminate floor, radiator.

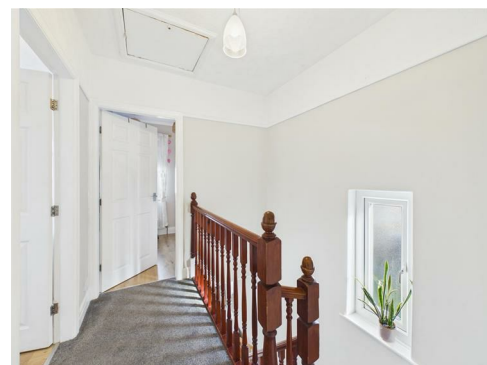
Kitchen



Double-glazed windows to the side and rear, a range of cabinets finished in cream with complementary work surfaces, stainless steel sink, plumbing for

washing machine, space for fridge/freezer, four plate Induction hob and extractor hood, electric oven, Baxi combi boiler, double-glazed door to the garden, radiator.

First Floor Landing



Double-glazed window to the side, carpeted floor and access to the large loft, which is partially boarded,

Bedroom One



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

Bedroom Two



Double-glazed window to the rear, laminate floor, radiator.

Bedroom Three



Double-glazed window to the rear, laminate floor, radiator.

Bathroom



Double-glazed frosted window to the side, panelled bath with Triton electric shower, wash hand basin, heated towel rail, extractor fan, tiled floor, W.C.

Outside

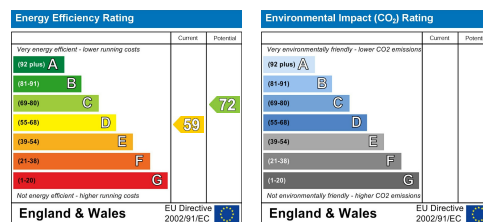
A small garden to the front with off-road parking. A long driveway extends to the rear, providing access to the garage. The rear garden is mainly laid to lawn and features a raised decked patio area, a paved seating area, and attractive raised flower beds.

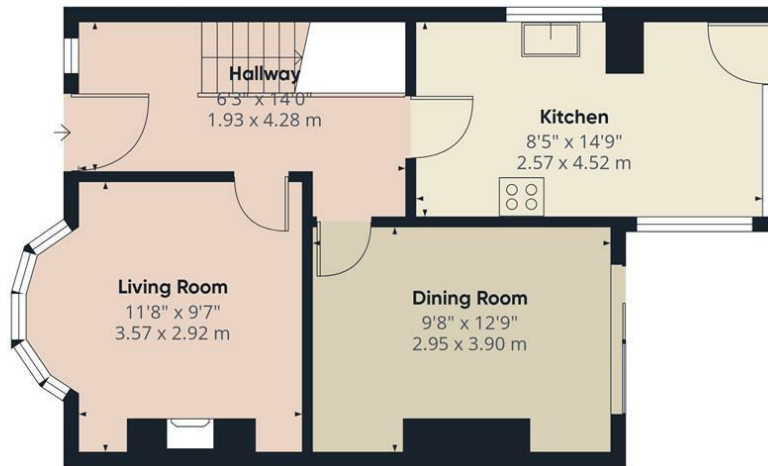
Garage

Useful Information

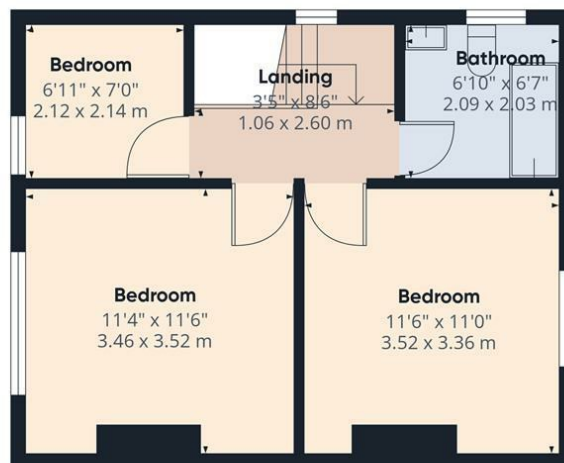
Tenure Freehold

Council Tax Band (B) £1,873





Ground Floor



Floor 1

Approximate total area⁽¹⁾
845 ft²
78.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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