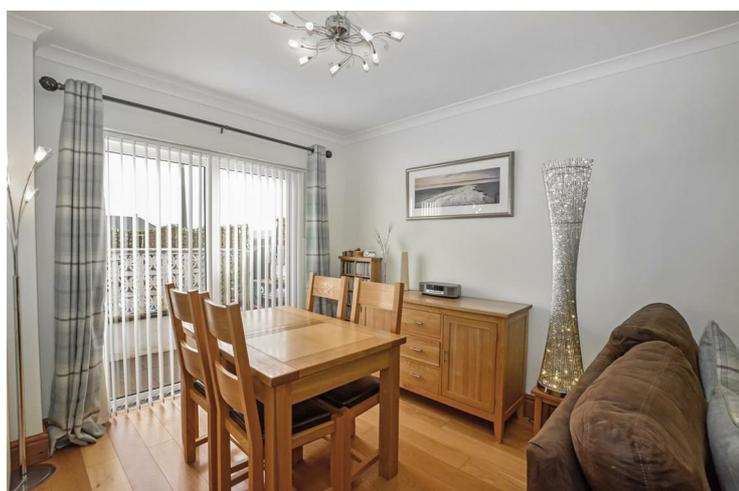


2 Birkdale Close

Scale Hall, Lancaster, Lancashire, LA1 2SG

£200,000



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Looking for a 4 bed family home with private outdoor space? This beautiful detached property with integral garage, 4 piece bathroom suite and lounge/diner is tastefully decorated throughout. Set in the ever popular area of Scale Hall, Lancaster - this quiet cul-de-sac is perfect for a growing family.

A brief description

If you are looking for a spacious 4 bed family home in the Scale Hall area of Lancaster, then this wonderful home could be for you. Three of the four bedrooms are great size doubles with the fourth easily accommodating a 3/4 size double if necessary. The decoration throughout is tasteful, bright and well maintained by the current owners.

If the thought of a four piece bathroom is to your liking, you will love this! Boasting a roll top bath and separate walk in shower cubicle. The through living room/diner offers space to both relax and entertain, whilst the kitchen and integrated garage offer other options to extend the space downstairs.



Key Features

- Detached family home
- 4 bedrooms (3 doubles)
- Lounge/diner
- 4 piece bathroom
- Downstairs W.C
- Beautifully decorated throughout
- Close to local amenities
- Private low maintenance rear garden
- Council Tax band C

Where is Birkdale Close

Birkdale Close is a quiet cul de sac tucked away in Scale Hall. This popular area is approximately 2 miles north of Lancaster City centre and is ideally located between Lancaster and Morecambe. With handy local amenities including convenience stores and the local park close by, there is even a well regarded primary school minutes away.

The area has a good mix of homes ranging from small apartments to 3 or 4 bed detached homes making this a great family area, with playing fields and pleasing walks close to hand.





4



1



2



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Step inside

Set on a corner plot, this attractive detached home is surrounded to the front by well kept hedges, keeping the home quiet and private. Take a walk down the driveway providing off street parking and make your way in to the home via the part glazed Upvc front door.

Once inside you'll be greeted by a spacious entrance hallway, decorated in light and neutral tones and offering a space to hang your coats and store your shoes. Conveniently, there is also a downstairs W.C immediately to your left as you enter. Access into the lounge/diner and all ground floor rooms can be achieved through the gorgeous wooden internal door.

Straight ahead are the beautiful wooden stairs with carpeted runner giving access to the first floor rooms.

Ground floor

Once inside the living room, you will be greeted by a bright and spacious area mainly due to the large window overlooking the front of the property and the sliding patio door leading out to the rear garden. A living flame effect fire sits to the centre of the room providing the cosy feel during the winter months. Wood laminate flooring runs the entirety of the room and pleasant decoration is evident throughout.

Space to dine is provided to the rear as is access in to the kitchen. Modern fitted units and worktop surfaces await within, with a large range cooker for budding chefs to utilise. A large window overlooks the rear garden, providing natural light within this delightful kitchen. Need more space? Then why not extend into the integral garage, currently being used for storage and access in the garden.

Bedrooms and bathrooms

Upstairs you are spoilt for choice with four sizeable bedrooms! To the rear of the property is the first of 3 double bedrooms. Take a left from the landing space and find yourself in a dual aspect bedroom. Plenty of space is offered for a large double bed and furniture to suit. The pleasant and neutral decoration adds to the bright and airy feel within.

Next door you will find a gorgeous 4 piece bathroom, complete with roll top bath, toilet, wash basin and walk in shower cubicle. Part tiled around the bath and separate shower, this spacious bathroom is kept bright and airy by the frosted double glazed window.

The second double bedroom is situated to the rear once more and provides ample opportunity for a double bed and furniture again. Currently being used as a study/spare room - this could be a teenager's getaway or great sized guest room. To the front are two more bedrooms - a great sized double once more and a further bedroom currently being used as an extensive dressing room.

What we like

There is so much to love about this home, for us it has to be the spacious bedrooms on offer. Perfect for a growing family.



Gardens and garage

To the front is a private and well maintained front garden space. Artificial grass is laid with planted borders to add colour during the summers months. To the rear is a low maintenance and extremely private garden. Plenty of space is provided for table and chairs, BBQ's and even maybe a hot tub! There is an electric canopy too!

The integral garage is currently being used for storage and is a great space for bikes, gardening equipment etc. However, if you wished to extend from the kitchen, there is perfect opportunity to do so with this very handy addition.



Extra Information

- Combi boiler installed 2017
- Double glazing installed 2005
- Loft & cavity insulation 2005
- Freehold property
- Loft part boarded for storage
- Local amenities close by

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