

# 2 St. Pauls Drive

Scotforth, Lancaster, Lancashire, LA1 4SR

**£205,000**

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You won't find many semi-detached homes as spacious as this. You won't find many that features a double garage and so much parking. This home is one of South Lancaster's most popular locations. No chain.



## Key Features

- Spacious three bed with the potential to make four!
- GCH and DG
- Primary and secondary schools close by
- Ground floor w/c
- Quiet cul-de-sac location
- Close to local schools
- Great access to the university and M6
- Available with no chain

## Where is St Pauls Drive?

Welcome to Scotforth an area just South of Lancaster city centre situated on the A6. There are several shops within a short walk including a florist, beauticians,garage, paper shop and Booths supermarket for weekly shopping.

Lancaster University is around five minutes drive away and there are several bus stops up on Scotforth road itself.

Live here and you are in the catchment area of some of the areas best schools both primary and secondary. This home is just 1 mile South of the city centre. It is perfectly positioned for many of the area's key employers including the two universities as mentioned and the Royal Lancaster Infirmary.

## A brief description

This home with your own decor and furniture has the potential to be a great family home.

Off street parking is rare in this area so having a private driveway along with a double garage is a bonus.

The area of Scotforth has lots to offer. Two popular Primary schools are a short walk away including both the Girls and Boys Grammar Schools close by too.

Move to Scotforth and you will be sure to love the area!





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## About this home

Park on the street or pull up on your driveway and step inside this home. The hallway is spacious and the stairs lead off to the left taking you to the first floor.

The living room and the kitchen/dining room are ahead with a handy downstairs toilet at the back of the kitchen. The first floor is where the bedrooms and the bathroom are found and are generous sizes. The home just needs your personal touch adding but look at what you could make it.

There's huge potential with this home and with building regulations, you could possibly extend over the garage to create another double bedroom.

## Come inside

Let's have a look firstly at the living room. Situated at the front of the home and not overlooked thanks to the hedge around the home, it has a bayfront which adds that little bit of extra space to the room and the stone fireplace sits as a feature wall with a gas fire.

Television and point and plug sockets are situated along the wall.

The kitchen diner is open plan and is fitted with wooden units and marble effect worktops, complemented by cream tiles. A tile effect flooring is fitted in the kitchen area and a laminate wood effect floor in the dining room. A door takes you to the rear of the home and a window over the sink allows for light and ventilation. There is also space for a fridge freezer, washing machine and maybe a dishwasher.

The hob is gas and the double oven is electric.

The present owner has had a downstairs w/c added to the rear of the kitchen and very handy for those who have young children.

## Let's go upstairs

Up to the first floor is where you will find the three bedrooms and the family bathroom.

The master bedroom to the front of the home is currently fitted with furniture and wallpapered for decor. Bedroom two is again a double and features a small built in wardrobe. The floor is carpeted and the walls are papered. The third bedroom has been used as an office and has shelving brackets on the walls. This would easily turn back to a spacious single bedroom or be kept as an office or even a nursery?

The family bathroom offers a four piece suite with a separate corner shower as well as a bath. It is white with tiling half way up the wall and complimented by matching lino flooring. Two frosted windows give privacy, light and ventilation to the room.

## The driveway and parking

This home has off street parking for two cars and a double garage for storage. If you do not wish to park in the drive, then why not add some artificial grass, pots and plants and have an area for the family to sit and enjoy in private thanks to the hedge that is surrounding the home.



## What we like

*This home could be extended (with relevant planning permission) to create a further double bedroom over the garage and maybe even an en-suite bathroom. The home really does have plenty of potential for a family to make their own.*



## Extra Information

- All rooms are generous sizes
- Large double garage
- Utility area at the back of the kitchen
- Open plan kitchen/diner
- Off street parking
- Potential to extend over the garage with relevant planning permission



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