

107 Barton Road

Scotforth, Lancaster, Lancashire, LA1 4EN

£280,000

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Semi detached homes with this much space are few and far between. Will it be the size of the two reception rooms, or the spacious bedrooms which first attract you to this family home? There is even a hidden cellar room for storage! A real must see home.

A brief description

This semi detached family home offers so much space. Once inside you will find the hallway offers a fantastic staircase which leads you up to the first floor and there is a handy ground floor wc which can also be accessed. Both reception rooms are a brilliant size with a lounge to the front and dining room to the rear. The ground floor also features a kitchen with its own breakfast bar and pantry style walk in cupboard.

Once upstairs you will see that the landing has access to all the rooms available with three generous sized bedrooms, a shower room and also a separate wc. Outside there are well maintained gardens, a driveway providing off street parking and a garage with an electric door. There is also storage underneath the home which can be accessed from the rear garden.

Ground Floor



First Floor



This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property. Plan produced using PlanUp.

Key Features

- Spacious Semi Detached Home
- Three Generous Bedrooms
- Two Large Reception Rooms
- Breakfast Kitchen
- EPC Rating - D
- Open Views from the Rear
- Private Rear Garden
- Cellar Storage Space
- Available with No Chain



About the location

Barton Road is a leafy residential street in the heart of Scofforth. Located just 2 miles south of the city Scofforth is a sought after thriving residential community. Residents enjoy the convenience and plethora of local shops and amenities including the popular Booths supermarket.

The schools are excellent, scoring highly in academic league tables. Many of the city's main employers are close by including Lancaster University.



3



2



2



D



A little about the home

This semi detached family home offers so much space. Once inside you will find the hallway offers a fantastic staircase which leads you up to the first floor and there is a handy ground floor wc which can also be accessed.

Both reception rooms are a brilliant size with a lounge to the front and dining room to the rear. The ground floor also features a kitchen with its own breakfast bar and pantry style walk in cupboard.

To the first floor there are three generous sized bedrooms, a shower room and also a separate wc.

Outside there are well maintained gardens, a driveway providing off street parking and a garage with an electric door.

Ground floor rooms

Step inside to the grand hallway. The stairs lead you up to the first floor level. The hallway also has access to the ground floor wc and a useful cloaks cupboard.

To the front of the home there is a great sized living room. The main focal point of this room is the open working fire which will be lovely during the colder months. The room has a really bright and airy feel thanks to the large window overlooking the garden at the front.

The dining room is separate to the lounge and could even be used as another sitting room if needed. To the centre of the room there is a gas fire which is set into the chimney breast. This room also features a door which open out to the rear garden which will be ideal during those summer months.

The spacious kitchen has ample built in storage . For those who love to cook there is also plenty of work space on offer along with a breakfast bar where you can sit and enjoy your morning snack. The kitchen itself also has room for all the white goods you would expect and space available for an electric cooker with a fixed extractor fan above. One thing we really like about this kitchen has to be the large walk in pantry.

Up to the first floor

Once you are up to the first floor you will see that the spacious landing offers access to all the rooms available including a storage area and also a hatch which opens to the loft area.

The master bedroom is to the rear of the home. This large double room has a pleasing aspect over the rear garden. This room features a range of built in wardrobes to one wall. The second bedroom is to the front of the home. This is also a generous size double room which has built in wardrobes to one wall and also fitted shelves for further storage. The third bedroom is also a double bedroom - a key feature to this spacious home.

Buyers will find that the shower room and toilet are separate to one another. The shower room has been fully tiled with a decorative border and there is a walk in shower cubicle complete with a glass screen.

Outside space

To the front of the home there is a well maintained garden with a lawned area and planted borders complete with a mature hedge to offer

What we like

We have to say we were surprised at the space this home offers. Not only are both reception rooms a wonderful size but all three bedrooms are also very spacious. This could make the perfect family home you have been searching for and that's why we love it!



privacy from the roadside. Gated access open up onto the driveway which provides ample off street parking which in turn leads you down the side of the home and round to the rear. At the far end of the garden is the detached single garage which has an electric door, power and light.

The garden to the rear of the home is also very attractive and is rather private so you can enjoy the summer sunshine in peace and quiet. The garden has a lawned area where the kids could play and there is a flagged patio seating area where you and your guests could enjoy a BBQ together. Fenced boundaries and mature plants offer privacy and colour all year round. The rear garden also has some steps which lead you down to a cellar style workshop which can be accessed via a double glazed door. This could be used for storage or for a hobby room.



Extra Information

- The garage door is electric and is operated by a remote control
- For sale with no chain
- Electrics are in the pantry and the gas meter is outside
- Council Tax Band D

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