

# 91 Scotforth Road

Scotforth, Lancaster, Lancashire, LA1 4JN

# £280,000

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Scotforth Road is an interesting home. It was acquired by the current owners in 2008 as 4 bedroom house and totally transformed into the building it is today. A large extension was added to the rear. It was then split into two separate properties ( This was cleverly done so it can easily be transformed back ). The front part of the property was used as a business premises. The rear was designed to be a spacious 3 bed duplex apartment above.

Today this property has 2 separate entrances. The main entrance to the front leads into the ground floor which has 3 separate rooms plus a useful study. This was used a waiting room and two treatment rooms. The lower ground floor has two further treatment rooms and useful spacious wc.

The rear entrance leads up to the 3 bed apartment above which is spread over 2 floors. It is stylish and immaculately presented.

## A brief description

Are you looking for a property where you run a business from a home? How about a house which would make a superb student let? This home will intrigue you. Think about the possibilities and the superb location!



## Key Features

- A large property split in two
- A business opportunity with apartment above
- A potential student let
- Easy to convert back to create a light and airy family home
- Immaculate condition throughout
- Sought after Scotforth location
- Off street parking
- Available with No Chain
- EPC Rating - D & E

## Where is Scotforth Road?

Welcome to Scotforth Road, a spacious property set on the corner of Scotforth Road and Wakefield Drive. Scotforth is convenient. It's just 1.5 miles south of the city centre and close to both Lancaster's Universities and hospital. Scotforth is home to an excellent primary school. Booths supermarket becomes your local store. There is a parade of local shops. Buses pass regular on the A6 making it perfect for those people who don't drive or who prefer to leave the car at home.

Scotforth also has a popular dining pub, a church and open green spaces. It's one of south Lancaster's most popular locations.





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## The ground and lower ground floor

The main entrance to 91 Scotforth Road opens up into a spacious hallway which has been used as a waiting room for the owners business which has been run from home. This could quite easily be altered to create a large open plan living space by taking down the partition wall which separates the other room on this level. To the far end of the hallway there are stairs which lead you to the lower ground floor level.

The second room on the ground floor has been used as a treatment room but once again could be used as an extra reception room if you incorporate this area to the rest of the home above. Once you are downstairs on the lower ground floor level you will see that this area has also been used for the home business. There are three rooms in total with one offering access to the outside space whilst another has a rather handy study area just off which looks out to the rear garden area.

## The apartment above

The apartment which is situated over the second and third floor of the property is actually located from the rear of the home. Once you are up to the second floor landing area you will discover there are doors which open up to the rooms available on this level whilst there is a further flight of stairs up to the top floor.

The main living room is a rather generous sized area which overlooks the side of the home and is open plan to the extensive kitchen diner. The lounge has been decorated soft, neutral tones which will suit any style of furniture.

The kitchen has been fitted with loads of built in storage and there is space to add all the expected white goods which you will require. The kitchen also has ample room to place your very own dining table so you can sit down with the family and enjoy your evening meals.

The master bedroom is to the front of the property and is a great sized double room which will accommodate even the largest of bedroom items. The space has been tastefully decorated. Also to the opposite side of this floor is the bathroom which features a modern three piece suite. Above the bath you will see there is a shower to give you the best of both worlds and the majority of the walls have been tiled to complement.

Once you are up to the top floor there are two further bedrooms with the larger of the two at the front of the home offering enough space for a double bed if required. The second bedroom looks out over the rear of the home and would make a perfect children's room or study area depending on your needs.

## Business Opportunity?

This property would be ideal to run your business from home on the ground and lower ground floor levels and keep the apartment above for residential purposes like the current owners have done. Lots of potential here!

## What we like

*This home is so versatile!*



## Outside the property

Outside to the rear there is the yard and small garden.

Off street parking has been created for one vehicle and can be accessed from the side of the home off Wakefield Drive.



## Extra Information

- 3 Storey Extension in 2009
- New Bay window to the front 2009
- Smoke Detectors, emergency lighting and Fire Doors throughout
- New Kitchen 2009
- New Boiler 2009
- re-wired approx 2009

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