



26, Whinfell
Drive, Lancaster, LA1 4PB

26, Whinfell Drive, Lancaster

The property at a glance **3** **1** **2**

- Fantastic Three Bedroom Family Home
- Semi Detached House with Potential to Extend
- Generous Through Lounge Diner & Fitted Kitchen
- Spacious Three Piece Bathroom Suite
- Large Loft Room; Fully Boarded with Electric, Heating & Velux
- Double Glazing & Gas Central Heating
- Neatly Maintained Front Garden
- Driveway & Detached Garage to Rear
- Fantastic, Tiered Rear Garden
- Highly Desirable Location in Scotforth

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£265,000

Get to know the property



Deceptively spacious, three bedroom semi detached house boasting a generous garden, driveway and garage - with further scope to extend (subject to the relevant permissions) to create a larger family home! Situated in the highly desirable area of Scoforth, South Lancaster.

To the ground floor, the welcoming hallway provides access to the lounge and kitchen. The walls between the lounge, dining room and kitchen have been partially opened up to create an open plan living effect, which is a popular feature with modern family homes. The tastefully presented lounge features a coal effect gas fire set in a marble surround and opens to the dining room at the rear of the property, which has patio doors opening to the rear garden - making this a great space for hosting.

In turn, the dining room opens to the fitted kitchen, which offers a range of wall and base units with granite effect worktops, integrated double oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge freezer.

Rooms to the first floor include two large double bedrooms, a good size single bedroom and a spacious family bathroom suite comprising bath with wall mounted shower, low flush WC and wash hand basin.

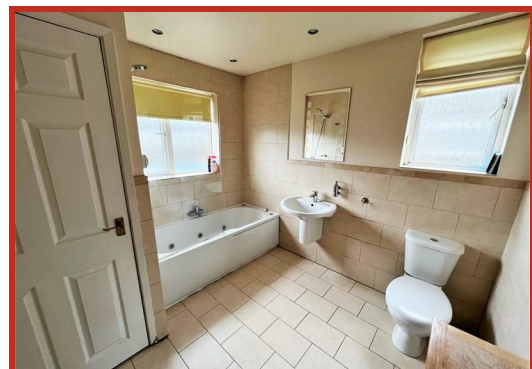
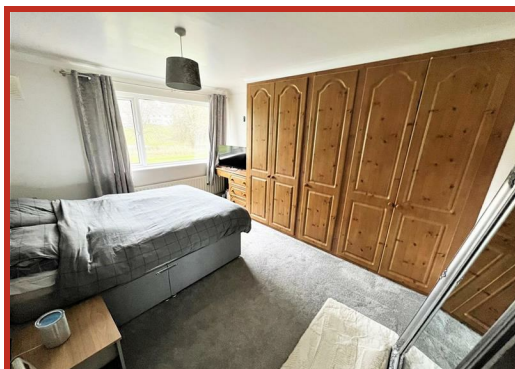
Additionally, the property boasts a large loft room which is fully boarded with electric and heating, under eaves storage and Velux window and is accessed from the landing via loft hatch with pull down ladder. The loft room - subject to the relevant permissions - could be converted to an additional bedroom or for use as a home office.

Externally, to the front elevation there is a neatly maintained lawn area with flower borders and mature bushes and a driveway providing off road parking space with paved pathway leading down the side of the property to a detached garage at the rear. The fantastic rear garden is tiered with a paved patio area, lawned areas with flower borders and a timber decking area.

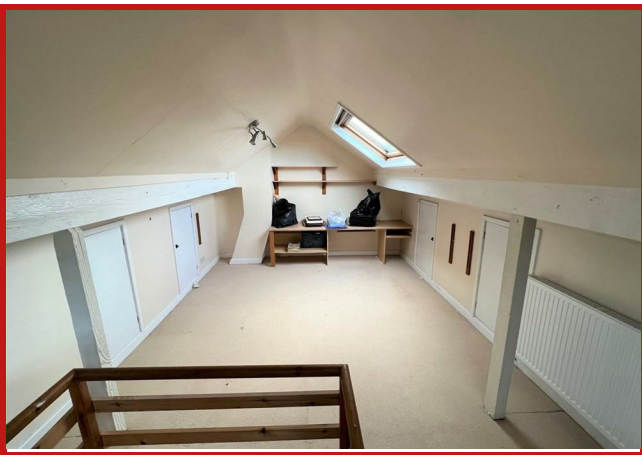
Situated in a great location, the property is close to amenities including Booths supermarket, shops, universities and schools. Nearby transport links include bus routes and the A6 road which provides access to the M6 motorway. Lancaster City Centre, which provides a wider range of amenities, is also within easy reach.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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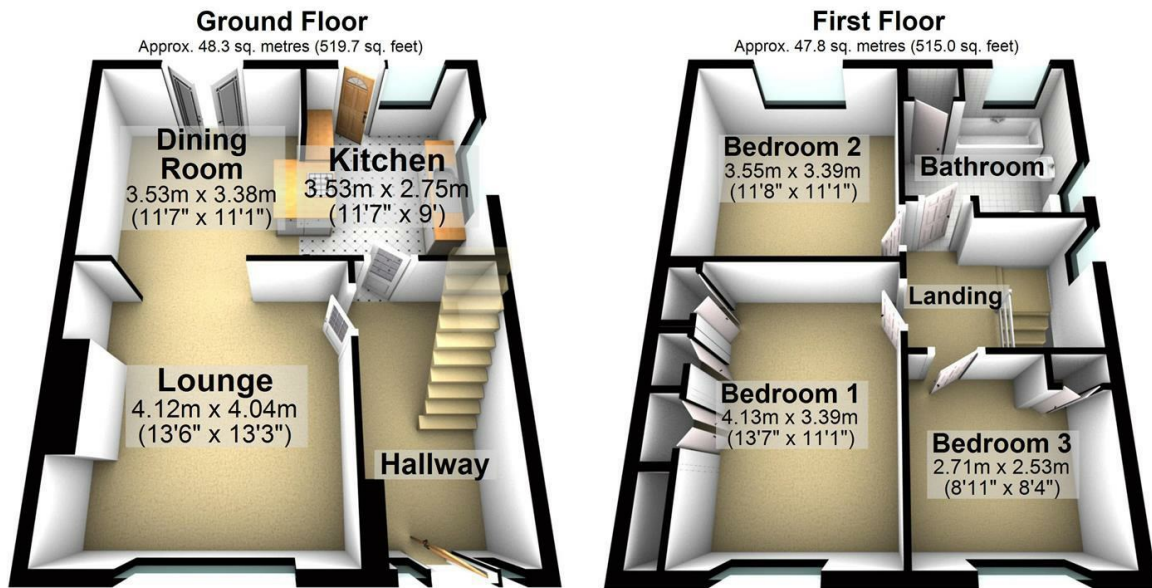
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Take a nosey round



Total area: approx. 96.1 sq. metres (1034.7 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 71 | 81 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC | |