



36 Scotforth Road, Lancaster  
£525,000





## 36 Scotforth Road

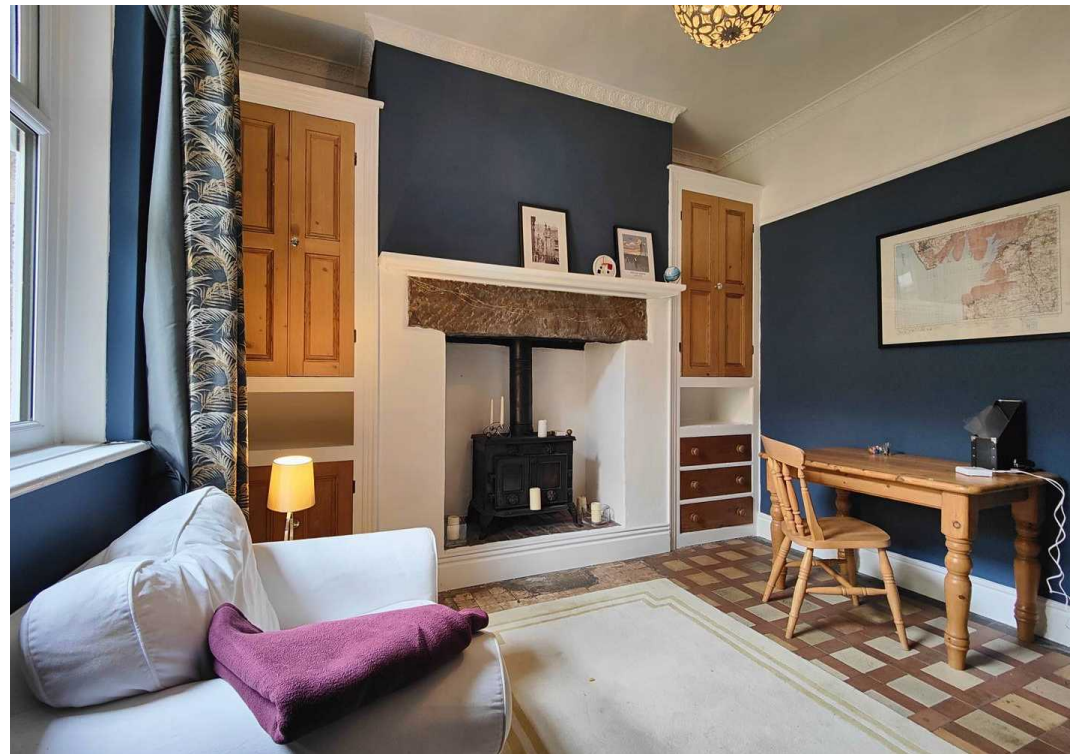
Lancaster, Lancaster

Rare opportunity to own an elegant Edwardian semi-detached in South Lancaster. 5 double bedrooms, elegant features throughout, high-spec kitchen, and original charm. Convenient location with excellent transport links. Bi-Folds open to the garden, there is a study & cellar. Simply stunning.

Council Tax band: E

Tenure: Freehold

- Stunning Period Home w/ No Chain
- 5 Double Bedrooms & G/Fir Study
- Double Bay Fronted
- High Spec, Open Plan Kitchen & Bi-Folds
- Elegant Living Room & Open Plan Dining
- Impressive Bathroom & Shower
- Fantastic Original Features
- Beautifully Modernised Throughout
- Sought After Scotforth Road
- Transport & Travel Links





### **The Location**

Scotforth Road is a highly sought after residential address in South Lancaster. The main southern gateway to the city it enjoys great access to the M6 Jct 33 making it convenient for access to Manchester and further yet access into the city centre is also on the doorstep. Being close to all local amenities means you don't have to travel far. Booths supermarket is just a walk away as is a variety of local shops and businesses including some great independents. Scotforth is only a five minute commute to Lancaster University in one direction and the city in the other so a whole host of amenities from theatres and cinemas to independent retailers and historic public houses are easy to access. Lancaster's major hospitals are just five minutes away. You will find sought after schools within walking distance both primary and secondary with Moorside and Scotforth St Paul's within walking distance. Both Lancaster Grammar Schools and Ripley St Thomas are also easily accessed from here.

### **Welcome Home**

Rarely does a house of this high standard come to the market. An Edwardian semi detached retaining many original features and built to a superb standard then modernised in recent years with a real attention to detail. A true house of distinction where the original and the contemporary sit side by side in perfect balance creating a timeless feel. The large panelled front door with top light opens to a front vestibule and from there a further wooden panelled door with stain glass top light and side light opens to the most impressive hallway. A full run of mosaic floor tiles with border, curved wall, cornice and dado rail creates the perfect welcome to this house. Matching original panelled doors retain fittings and brass plates. Being double bay fronted the central hallway has a balanced feel. Stairs lead up to the first floor, and doors open to either side to the reception rooms. The door ahead gives direct access to the rear accommodation.

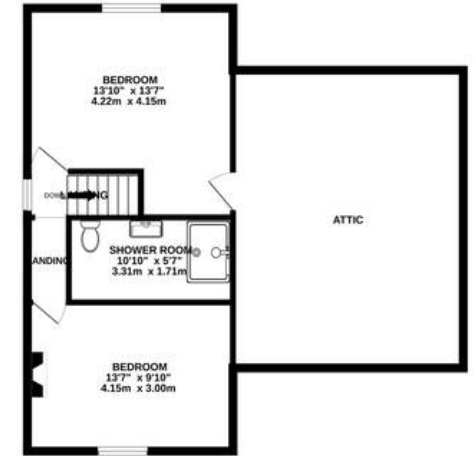
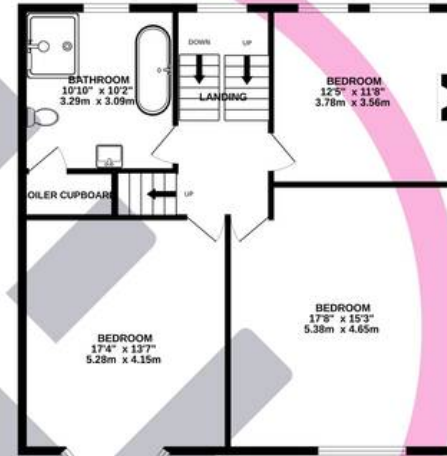
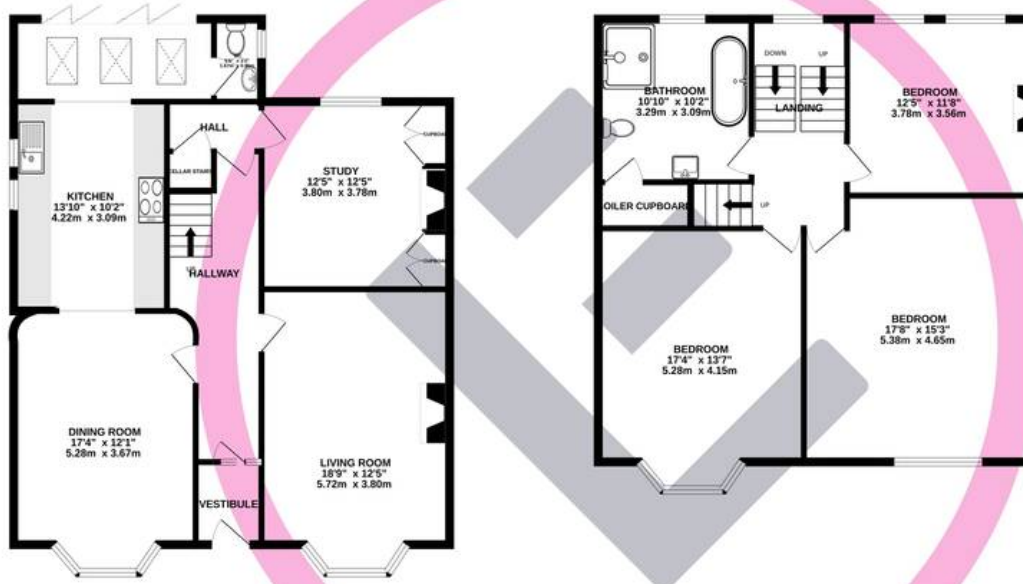
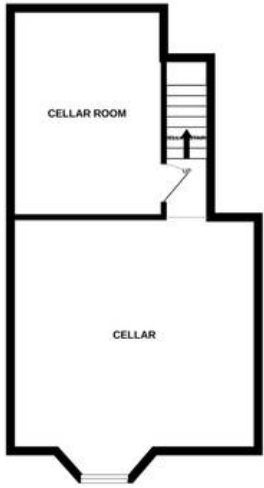


BASEMENT  
436 sq.ft. (40.5 sq.m.) approx.

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.

2ND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 2929 sq.ft. (272.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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