



8 Hala Grove, Lancaster
£300,000





8 Hala Grove

Lancaster, Lancaster

Stunning 3 bed semi-detached house in Scotforth. With a south facing garden, stylish interiors & generous dimensions this beautiful family home will delight buyers!

Council Tax band: C

Tenure: Freehold

- Semi Detached House
- 3 Bedrooms
- 4 Piece Bathroom
- South Facing Garden
- Eco Wood Burning Stove
- Kitchen Diner w/ French Doors
- Integrated Shaker Style Kitchen
- Driveway Parking
- Sought After Scotforth
- Transport & Travel Links





Location

This is one of the best locations in south Lancaster and with a south facing garden Number 8 is certainly well positioned. So what makes this area so good? For a start there are good local amenities with the newly refurbished Boot and Shoe pub, a convenience store and a local Booths Supermarket. There are great local schools including Scotforth St Paul's, Moorside and Ripley. The access to the main A6 is also great and to the University, M6 and into Lancaster City centre.

Welcome Home

As you step inside Number 8 Hala Grove and the house welcomes you with traditional pine flooring and light modern décor. There is space to hang up coats and bags in the wide hallway and stripped pine doors open to the ground floor reception rooms. The front lounge has such a cosy feel with a roaring new Eco Wood Burning Stove. The elegant bow window and light, modern décor create the perfect, relaxing front lounge. At the rear of the house you will be delighted with beautiful, open plan living, French Doors opening to the south facing garden and a simply stunning Shaker Style kitchen. Grey green cabinets support a solid wood work top. A Belfast style sink continues the traditional feel while integrated appliances create a sleek modern dimension. Tiled effect laminated flooring in the kitchen and real wood flooring in the dining area is the perfect finish. Finally, on the ground floor, there is an under stair storage cupboard.

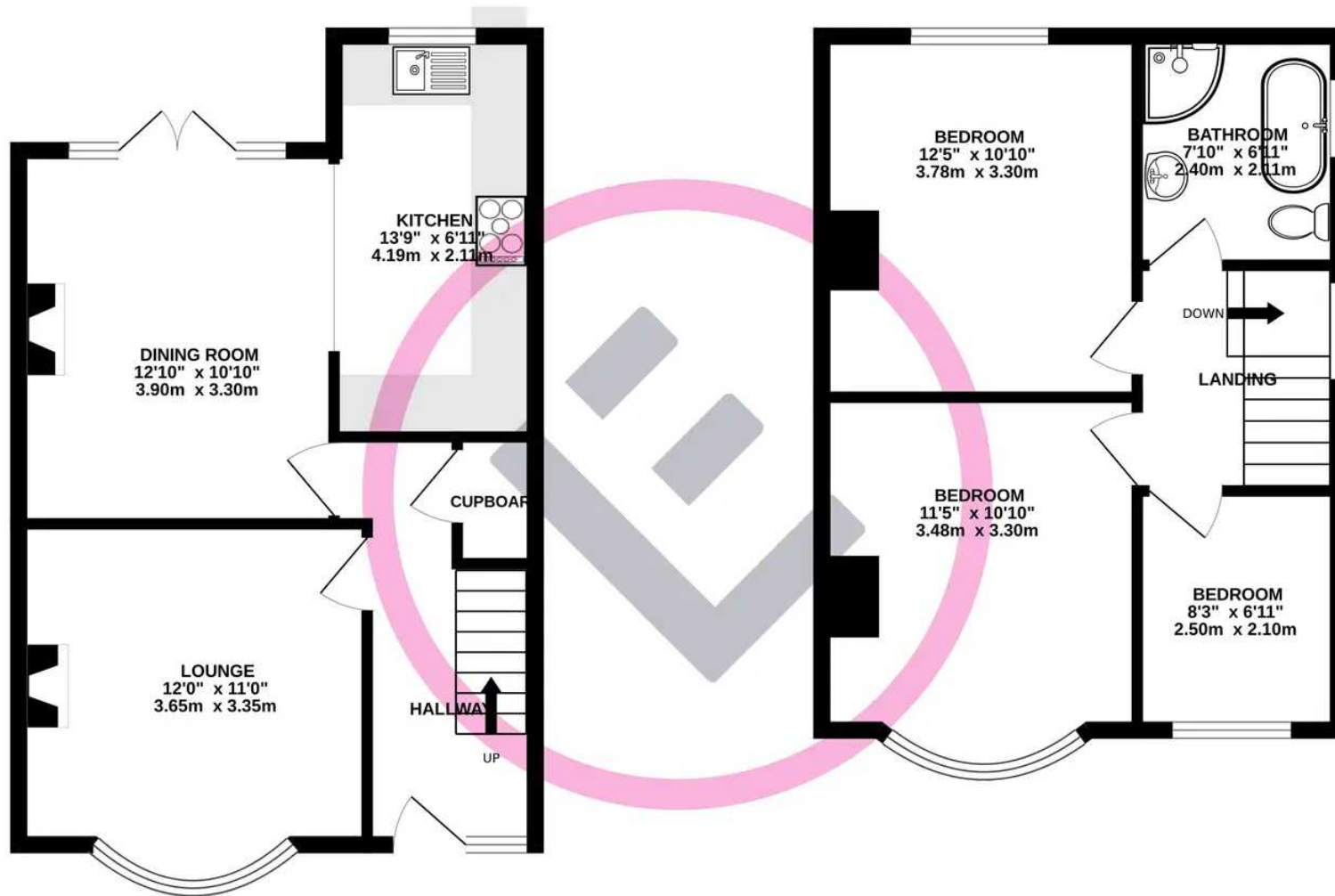


Upstairs

On the first floor are three bedrooms and the family bathroom. A trap door with drop down ladder accesses the fully boarded loft. The front bedroom is a generous double with elegant bow window. The rear bedroom is a generous double with the large window looking over the garden. The third bedroom, currently a home office with fold out queen size sofa bed, is at the front. Buyers will be impressed by the bathroom - a stylish four piece bathroom with roll top bath, wash basin, low flush WC and corner shower enclosure.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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