





Inside The Home

A well-presented three-bedroom detached home with a wrap-around garden, ideally situated on Lancaster Quay and offering a versatile layout well suited to both families and professionals. The property is entered via a composite front door into a welcoming hallway, to the right is a spacious lounge, featuring double patio doors opening directly onto the patio and garden beyond. This generous room provides an ideal space for relaxing and entertaining, with the garden extending around the property to create an attractive outdoor space. To the left of the hallway is the open-plan kitchen and dining area, creating a sociable and practical heart to the home. The kitchen benefits from integrated appliances and there is also a useful storage cupboard. Further ground-floor accommodation includes a convenient WC and a separate utility room with a rear door providing access to the garden.

To the first floor are three bedrooms, comprising two double bedrooms and a single bedroom. The master bedroom is a good-sized room and benefits from its own shower en-suite. The remaining bedrooms are served by the family bathroom, which features a bath with an overhead shower.

Additional benefits include a useful storage cupboard on the landing and loft space, providing valuable additional storage.

Situated in a popular and convenient location on Lancaster Quay, this attractive modern detached home offers well-proportioned accommodation, excellent outdoor space and a practical layout. An ideal choice for families or professionals looking for a modern home close to the amenities and attractions of central Lancaster.

Let's Take A Closer Look At The Area

This fantastic family home is set just off Lancaster's iconic St. Georges Quay, within walking distance of Lancaster City Centre offering excellent access to the wide range of amenities this vibrant city has to offer. A multitude of high street shops, restaurants, bars and supermarkets can all be found nearby, alongside a selection of highly regarded primary and secondary schools. For commuters, local bus services provide regular travel throughout the city and surrounding areas, while Lancaster railway station is approximately a

10-minute walk away, providing access to the West Coast Main Line. The M6 motorway is also easily accessible, offering convenient links further afield. This well-positioned home is not to be missed.

Let's Step Outside

A particular feature of the property is the generous wrap-around garden, which is predominantly laid to lawn and beautifully complemented by a selection of palm trees, creating an attractive and distinctive feature throughout. Established bushes provide natural borders, while a gated entrance provides access into the main garden area. The paved patio and pergola create a fantastic space for outdoor entertaining and al fresco dining, with plenty of room for hosting family and friends. The garden also offers excellent versatility, with space for a hot tub, children's play area or simply enjoying outdoor living during the warmer months.

Overall, the garden provides a private and versatile extension of the living accommodation, combining lawn, established planting and entertaining space.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN189490

Council Tax Band

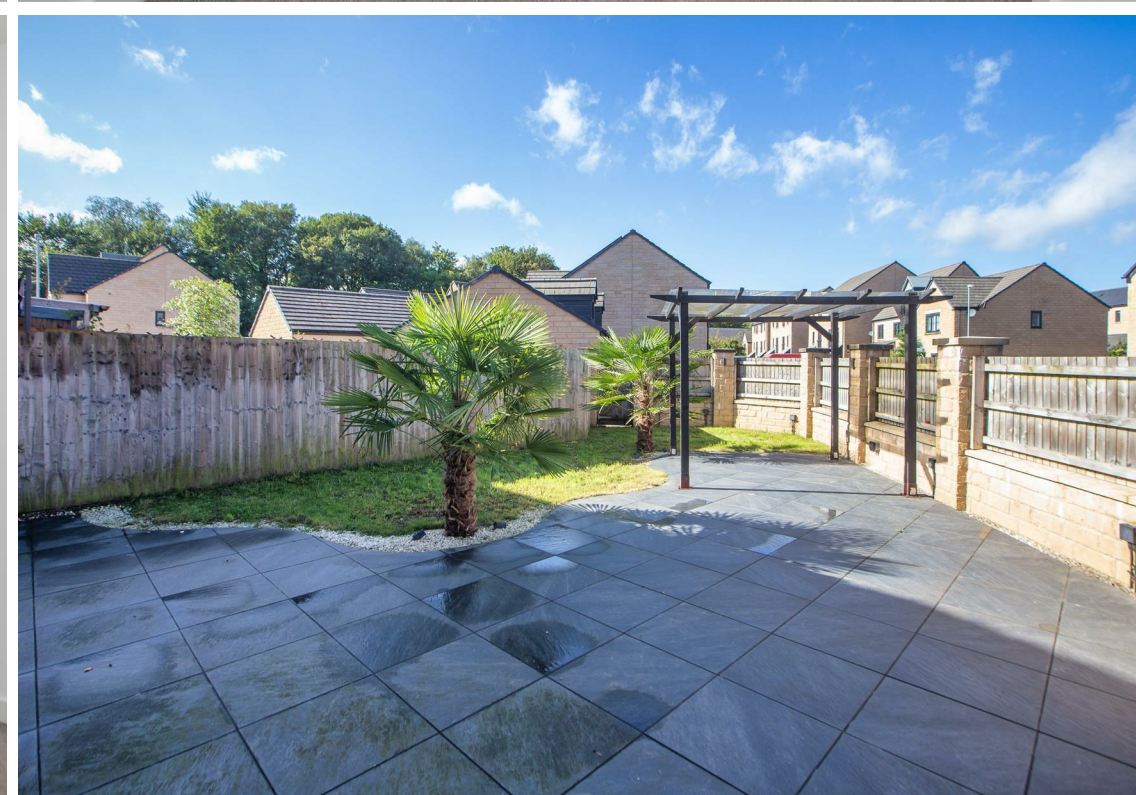
This home is Band D under Lancaster City Council.

Viewings

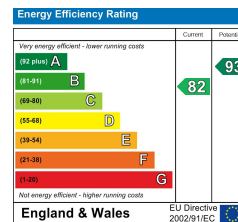
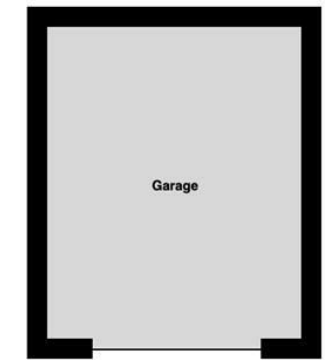
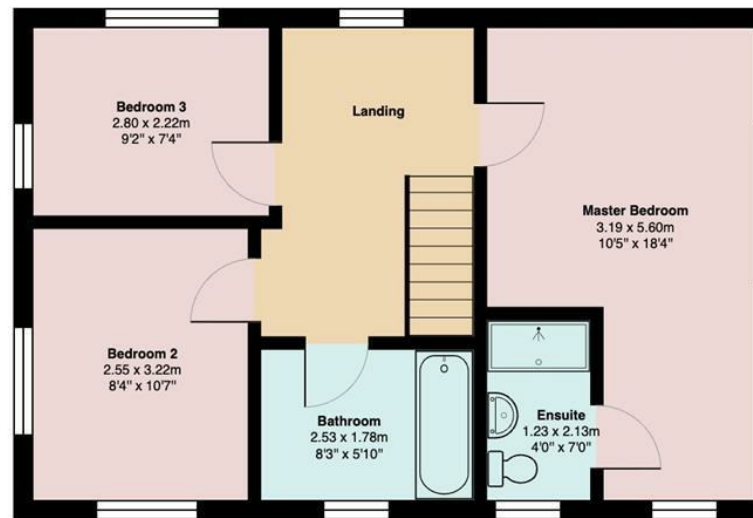
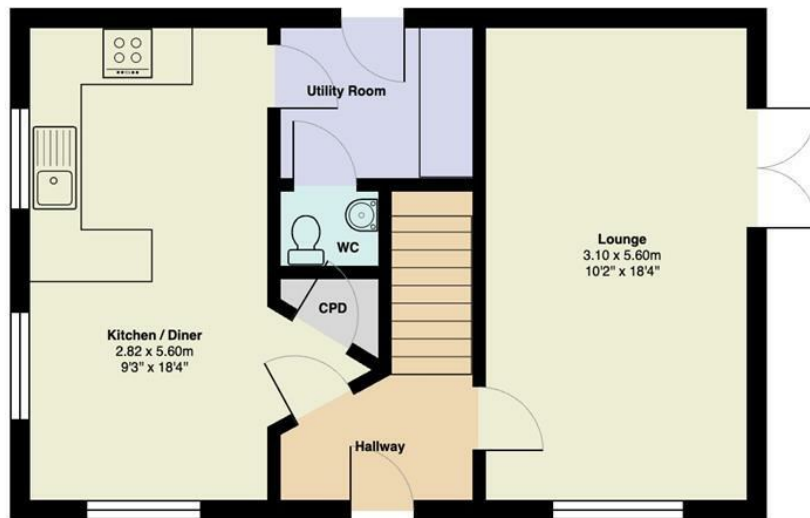
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band B. For more information, please see online or contact our office.







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