



40 New Quay Road, Lancaster, LA1 5UZ

Nestled on New Quay Road in the charming city of Lancaster, this delightful townhouse offers a perfect blend of comfort and convenience. Spanning an impressive 1,152 square feet, the property boasts four well appointed and proportioned bedrooms, there is ample space for family living or accommodating guests. The property features two bathrooms, including an ensuite, ensuring privacy and ease for all residents as well as a stunning open plan kitchen/breakfast room and a first floor lounge. One of the standout features of this townhouse is the unobstructed views over the River Lune, providing a picturesque backdrop to daily life. The layout has been designed to take full advantage with the master bedroom sitting on the first floor with the river ahead. The landscaped rear garden offers a serene outdoor space and driveway parking is available for two vehicles.

The property is within walking distance of Lancaster city centre, allowing for easy access to a variety of shops, restaurants, and local amenities. This townhouse is an exceptional opportunity for those looking to enjoy the vibrant lifestyle that Lancaster has to offer, all while residing in a comfortable and stylish home. Whether you are a growing family or a professional seeking a tranquil retreat, this property is sure to impress.



Ground Floor

Entrance Hallway

Accessible from the composite front door, this welcoming entrance hallway boasts ceiling spot lighting, a single panel radiator, stairs to the first floor and a built in storage cupboard housing the central heating boiler.

WC

A useful ground floor facility with a handy low flush WC.

Bedroom Four/Office

8'8" x 5'8" (2.66 x 1.74)

A versatile room making the perfect home office or children's bedroom with a uPVC double glazed window to the front, ceiling spot lights and electricity points.

Breakfast Kitchen

23'0" x 12'6" to widest points (7.03 x 3.83 to widest points)

A sleek and stylish space with a contemporary fitted kitchen flowing into a breakfast/dining area, beyond which are uPVC patio doors which open out to the landscaped garden. The kitchen has laminate work top surfaces which complement a range of wall and base units, a one and a half bowl sink and drainer, an electric oven and hib with an overhead extractor and an integrated dishwasher. The room has ceiling spotlights, a wealth of electricity points and built in storage.

First Floor

Landing

With a ceiling light point, a fitted smoke alarm and stairs to the second floor.

Bedroom One

12'5" x 9'10" (3.8 x 3)

A glorious bedroom with stunning views across the River Lune from the twin uPVC double glazed windows at the front elevation. Additional features include a single panel radiator, a ceiling light point and electricity points.

Ensuite

6'8" x 4'9" (2.04 x 1.46)

A lovely ensuite with a walk in shower, a pedestal wash hand

basin, a low flush WC, ceiling spotlights and a double panel radiator.

Lounge

12'5" x 9'7" (3.81 x 2.93)

A brilliantly designed room with a feature media wall with recess shelving with lighting at it's heart. Twin uPVC double glazed windows to the rear provide natural light and other fixtures include a double panel radiator, ceiling spotlights and electricity points.

Second Floor

Landing

With overhead loft access and a fitted smoke alarm.

Bedroom Three

12'5" x 8'10" (3.8 x 2.7)

Another double bedroom with a uPVC double glazed window and Velux to the front taking full advantage of the gorgeous river view. A double radiator, ceiling lighting, electricity points and over stairs storage.

Bathroom

6'0" x 5'6" (1.83 x 1.69)

A modern three piece suite in white comprising a panel bath with an overhead shower, a pedestal wash hand basin, a low flush WC, a panel radiator and ceiling spot lights.

Bedroom Two

12'6" x 10'9" (3.82 x 3.29)

With a Velux window to the rear which itself offers views towards Lancaster Castle and Williamson Park. There is a further built in storage cupboard, a ceiling light point, a single panel radiator and electricity points.

Outside

The property has dual driveway parking to the front and a well maintained landscaped garden to the rear.

The garden photograph included in the details is a shot taken in the summer

Services

The property has gas, electricity, mains water and mains drainage.

Tenure

The property is Freehold though a maintenance charge of around £120 per annum is paid for maintenance of the surrounding areas.

Council Tax

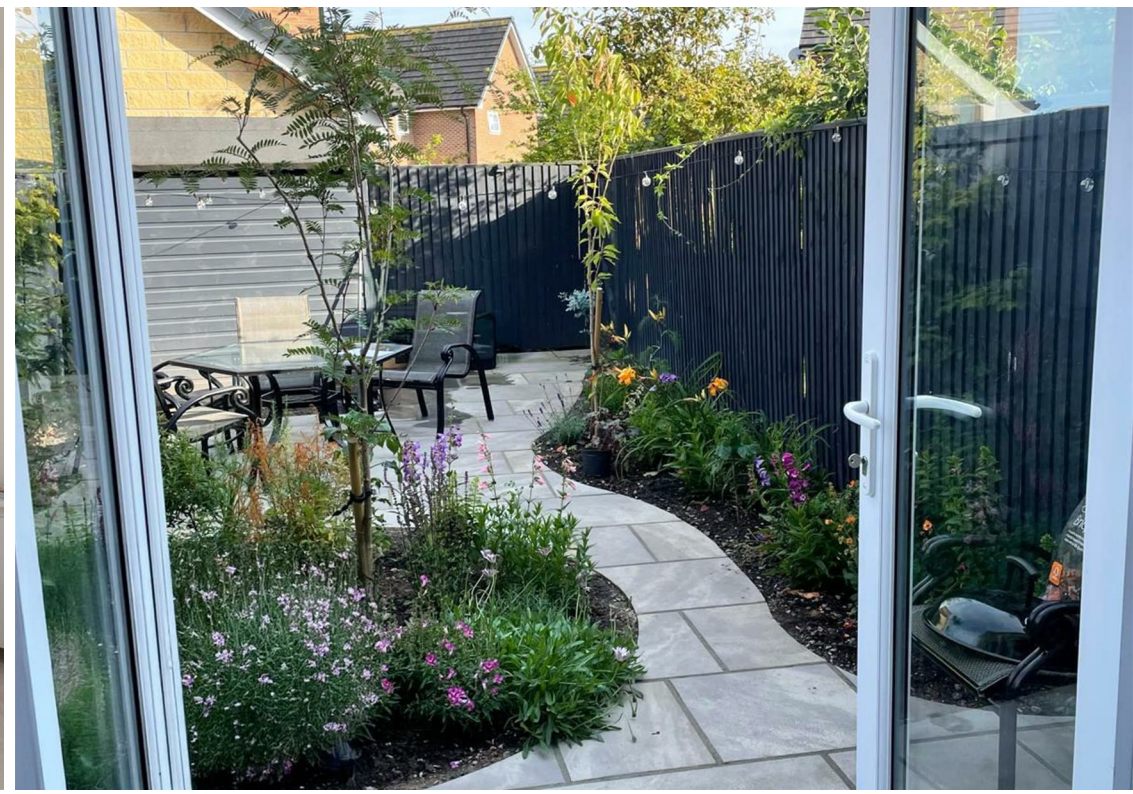
Lancaster City Council - Band D

Viewings

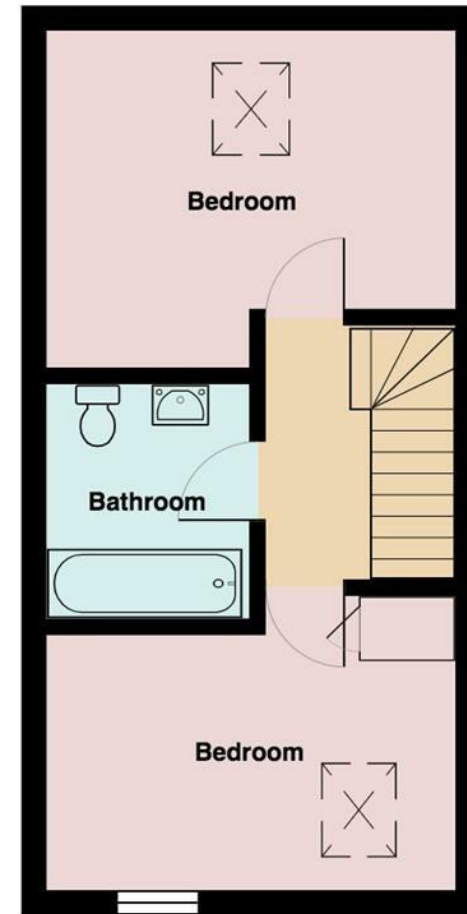
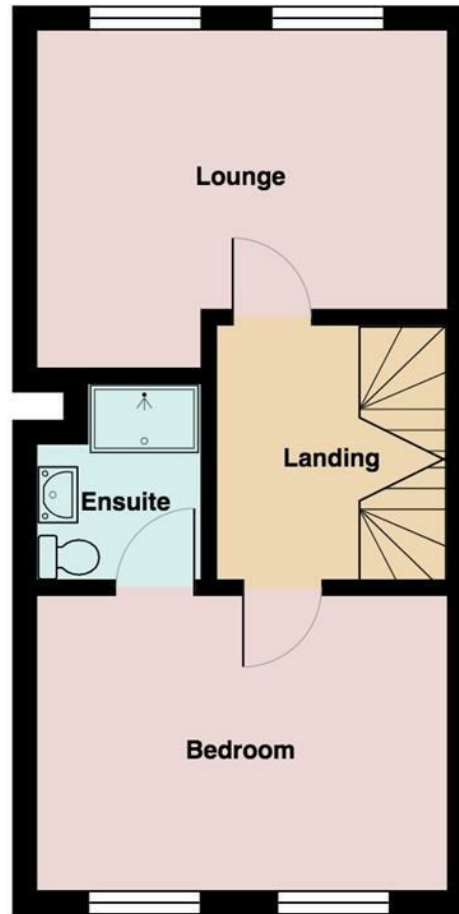
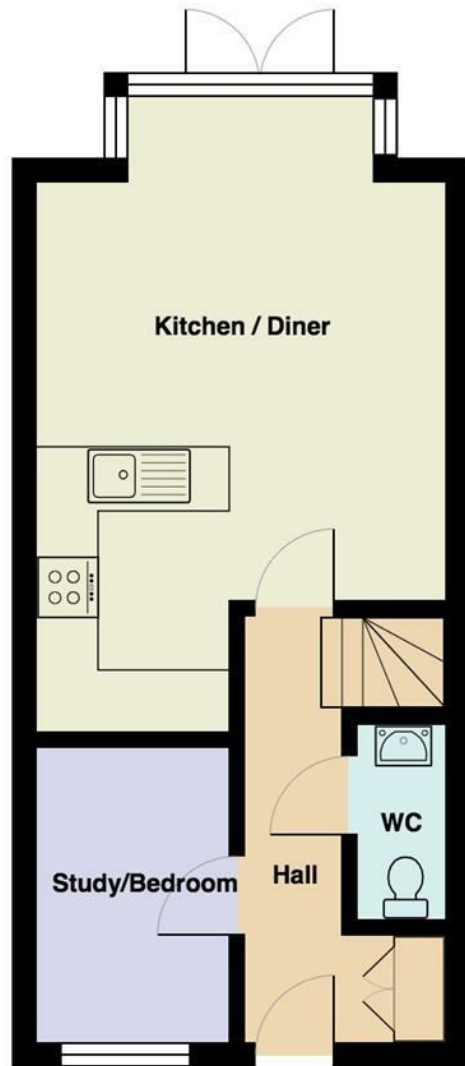
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

A fully copy is available online or via our office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Your Award Winning Houseclub

