



St. Georges Quay, Lancaster, LA1

£135,000



Property Description

A great 50% shared ownership opportunity! A 3 storey, 3/4 bed house you won't grow out of on Lancaster's sought after Quay. Parking, Garage, Garden & French Doors from the Kitchen Diner. This house ticks all the boxes!

EPC Rating: B



Key Features

- ✓ Town House
- ✓ 3 Bedrooms & Home Office
- ✓ Kitchen Diner & French Doors
- ✓ Garden
- ✓ Garage & Parking
- ✓ Sought After Quayside
- ✓ En-Suite Master
- ✓ 3 Floors
- ✓ Great Transport Links
- ✓ Great Local Amenities



Rooms

Location

What an excellent Quayside location with river views to the front. The mix of styles and inclusion of green space creates a pleasant environment. The cycle path runs along the Quay meaning family bike rides or walks along the riverside are on your doorstep and will lead you as far as Glasson Dock or Caton. Along the Quay itself you will find some superb character properties, great riverside walks, pubs, the Maritime Museum and much more. The mainline train station is just a mile away and the city centre a short walk from there so all of Lancaster's many attractions and amenities, including the hospital, are easy to access. The M6 junction is also convenient being within three miles so you can see why this development has proved so popular with many local families. There are sought after local schools both primary and secondary within easy reach and both of Lancaster's grammar schools. A superb location for professionals and families alike.

The House

A great shared ownership opportunity! There is so much space in this three storey townhouse. From the front are beautiful river views and to the rear is the garden, parking and a garage. The front door open to a generous and light hallway with wood effect flooring. The front room is used as a Family Room/ Relaxed Lounge. It could also be a great home office if preferred. Above this is a first floor lounge with glorious river views, again this versatile room could be utilised as a home office or bedroom dependent on need or wish. The kitchen diner is light and modern. Integrated appliances create a seamless look and French Doors swing open to a private rear garden where you can enjoy the space or entertain. A cloakroom/ WC completes the ground floor accommodation. The back gate allows access at the rear and there is parking in front of the garage.

Upstairs

On the first floor, in addition to the front lounge you will find the master bedroom at the rear. The master enjoys an en-suite shower room. On the second floor are a further two bedrooms and the modern, three piece family bathroom.

External Areas

Garden

Private rear garden.

Garden

Front garden.

Garage

Single Garage

Garage with light and power.

External Areas cont.

Garage

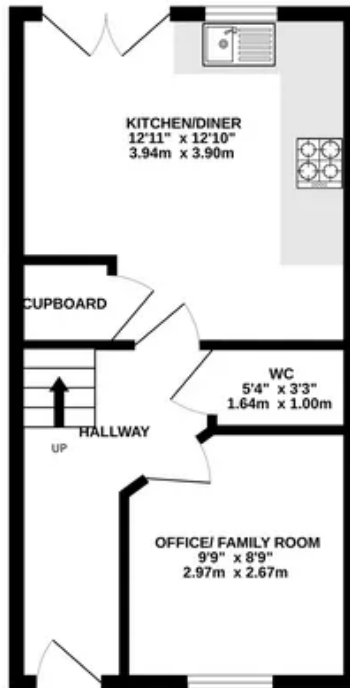
Single Garage

Parking in front of garage.

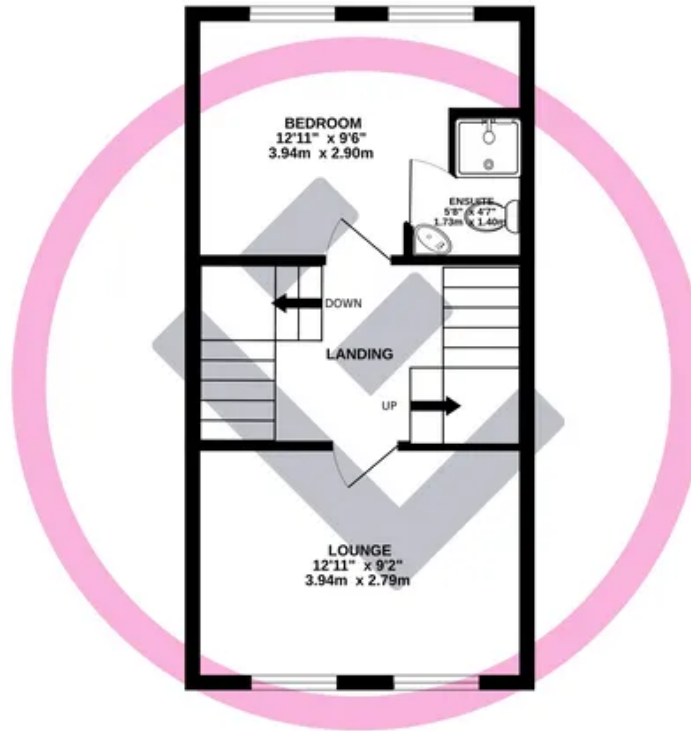


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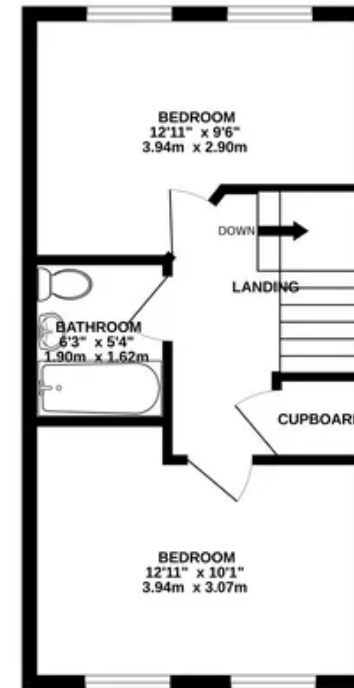
GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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