



1 Mariner Way, Lancaster  
£320,000





MARINER WAY





# 1 Mariner Way

Lancaster, Lancaster

High Spec, Energy Efficient Abode Home by Redrow on Lancaster's sought after quayside! Open-plan design, en-suite, underfloor heating. Mature garden & river views. Detached garage, driveway for 2 cars. Quality and style with no onward chain. Close to amenities and transport links.

Council Tax band: D

Tenure: Freehold

- Detached House
- No Chain & Freehold
- High Spec & Open Plan
- 3 Bedrooms, En-Suite Shower Room
- Abode Home by Redrow
- Underfloor Heating
- Mature Garden & River Views
- Sought After Quayside Location
- Local Amenities
- Transport & Travel Links









### Location

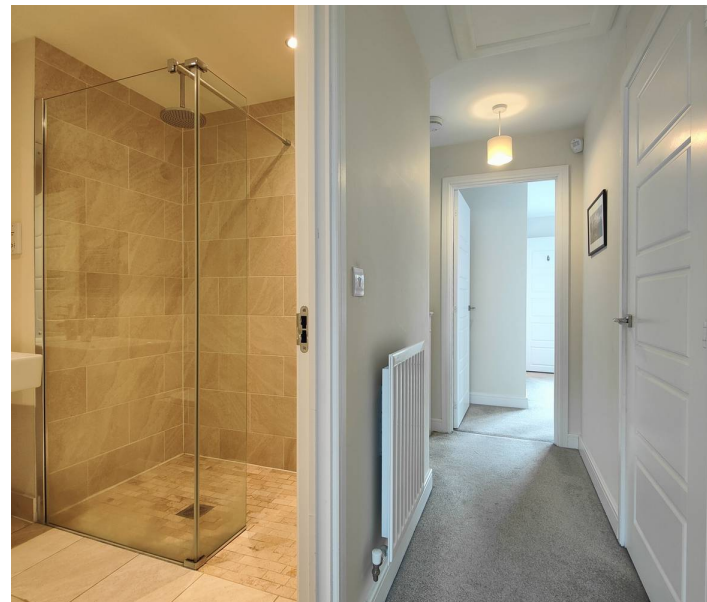
With an excellent Quayside location this highly sought after new development enjoys a great setting. The mix of styles and inclusion of green space creates a pleasant environment. The cycle path runs along the Quay meaning bike rides or walks along the riverside are on your doorstep. Along the Quay you 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. Regular bus services from the city centre connect to the university and further afield. 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 are accessible.

### Welcome Home

This really is an exceptional house, it stands out from others for many reasons and, unusually for the development, is freehold. Built by Redrow the Abode Homes have proved especially popular with professionals. Unique in combining stylish open plan living which has under floor heating and a high spec finish. There is plenty of space and bespoke full height, concealed handle storage cupboards create a sleek finish. Step inside and the hallway gives you the first glimpse of solid wood internal doors and the crisp finish you will find throughout. To the right you will find the cloakroom/WC and straight ahead the impressive open plan living. Perfect for entertaining, working from home or simply relaxing there is laminate flooring throughout and sleek, light décor.

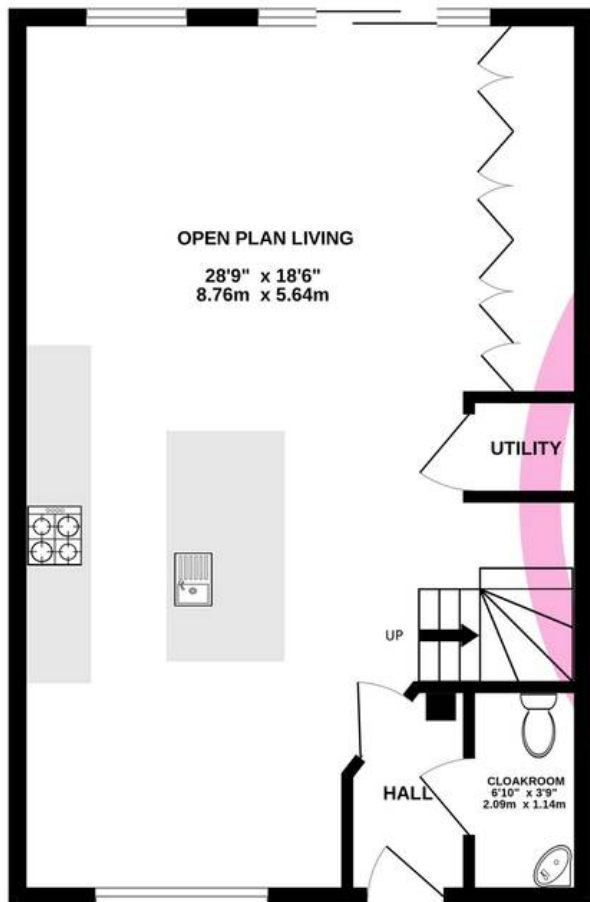
### High Spec Kitchen

The kitchen incorporates integral Smeg appliances including oven, dishwasher and fridge freezer. There is a separate utility cupboard with space for a washer and dryer. The bespoke floor to ceiling storage to the dining side allows plenty of household storage space

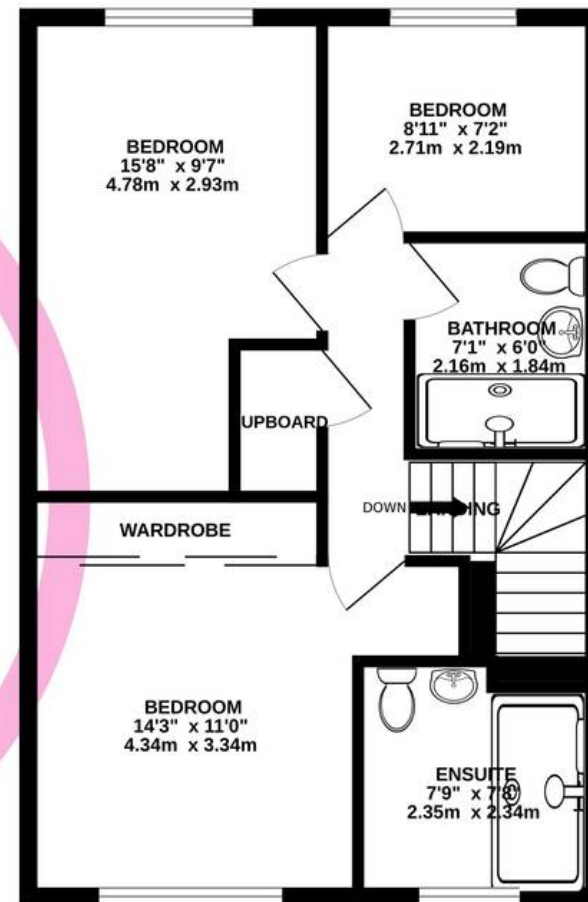




GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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