

43 New Quay Road  
Lancaster, LA1 5UZ

House - Townhouse

£300,000

# 43 New Quay Road Lancaster, LA1

House - Townhouse



## Overview

- FREEHOLD
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- SOUTH FACING GARDEN
- DESIRABLE LOCATION
- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE
- OFF ROAD PARKING FOR TWO CARS
- OFFICE
- EASY ACCESS TO THE CITY CENTRE AND TRAIN STATION

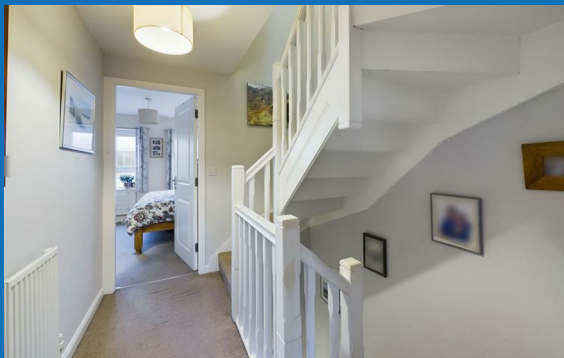
## Selling your home?

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**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Entrance Hallway

Tile effect vinyl floor, stairs to the first floor, radiator, storage cupboard housing Ideal condensing boiler and consumer unit.

### Office

Double-glazed window to the front, carpeted floor, radiator.

This room could also be used for a single bedroom.

### Cloakroom

Wash hand basin, extractor fan, laminate floor, radiator, W.C.

### Open Plan Kitchen/Family Room

Double glazed patio doors leading onto the garden, laminate floor, dining area, radiator and understairs storage cupboard. Well-appointed kitchen with a range of cabinets finished in a high gloss with complimentary work surfaces, four-ring gas hob and extractor hood, electric oven, integrated fridge/freezer and dishwasher, stainless steel sink, plumbing for washing machine and laminate floor.

### First Floor Landing

Stairs to the second floor.

### Master Bedroom

Double glazed window to front, radiator, carpeted floor, door to en-suite.

### En-Suite

Double shower cubicle with thermostatic shower, wash hand basin, extractor fan, laminate floor, radiator, W.C.

### Lounge

Double-glazed window to rear, carpeted floor, radiator.

### Second Floor Landing

Access to loft which is boarded with a pull-down ladder carpeted floor and radiator.

### Bedroom Two

Double-glazed doors open onto the Juliette balcony, built-in cupboard housing the immersion heater, access to the loft for electrical access, carpeted floor and radiator.

### Bedroom Three

Double-glazed skylight to rear, built-in storage cupboard, carpeted floor, radiator.

### Family Bathroom

Panelled bath with shower attachment, wash hand basin, laminate floor, radiator, W.C.

### Useful Information

Tenure Freehold  
Council Tax Band (D) ££2157.62  
The vendors have bought the Freehold but there is a service charge of £120.00 per annum.  
Built-in 2014 by Barrett Homes  
BT Full Fibre

### Outside

Off-road parking to the front for two cars. South facing fully enclosed rear garden, wood storage shed, lawn and patio areas, various trees flowers and shrubs, water tap.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
36	46	D	C

The energy efficiency and environmental impact ratings are based on the information provided in the sales particulars. The ratings are approximate and should not be relied upon for furnishing purposes. For more information on the ratings, please visit the Energy Rating website.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.