

## 30 Nairn Road, Lancaster, LA1 5UY



**£215,000**

Nestled on a peaceful street in the sought-after Lancaster Quayside area, this beautifully maintained two-bedroom terraced property offers both comfort and convenience and is within walking distance of the city centre and train station.

Enjoy the charm of the historic quayside along the scenic River Lune, where you'll find a delightful selection of pubs, restaurants, and cafes. Shops and supermarkets are also just a short distance away, providing all the essentials close at hand.

This immaculate two-bedroom home is the perfect choice for first-time buyers, offering stylish living in a stunning location by the quay, where you can enjoy breathtaking sunsets.

The property boasts a beautifully designed kitchen, a cloakroom and a spacious open-plan lounge/diner, ideal for modern living and entertaining. Upstairs, you'll find two well-appointed bedrooms and a contemporary bathroom.

Outside, the fully enclosed rear garden provides a private retreat, while allocated parking ensures convenience. This home is move-in ready and offers a blend of charm, comfort, and practicality in an unbeatable location.

The Lune Estuary cycle path/bridleway is on your doorstep which will take you to Conder Green and Glasson Dock where you can experience the wonderful wildlife and woodlands en route.

This wonderful house is offered with no onward chain.

### Entrance Hallway



Tiled floor, radiator, stairs to the first floor, two storage cupboards with plumbing for washing machine and the other housing the combi boiler and consumer unit.

### Kitchen



Double-glazed window to the front, range of beautifully crafted cabinets, tiled floor, range of integrated Smeg appliances including a dishwasher, four ring gas hob and extract hood, two electric ovens and grill and fridge/freezer.

### Cloakroom



Tiled floor, wash hand basin, extractor fan and W.C.

### Open Plan Lounge/Diner



A beautiful room with double-glazed patio doors leading to the garden, carpeted floor and radiator.

### First Floor Landing



A linen cupboard thoughtfully designed to house the combi boiler, complete with a convenient radiator for added warmth and functionality.

## Bedroom One



Double-glazed windows to the front, built-in wardrobes, carpeted floor, radiator.

999 Years

Start Date July 2014

End Date July 3013

Years Left 989

Service charge & Ground rent combined £300 per annum.

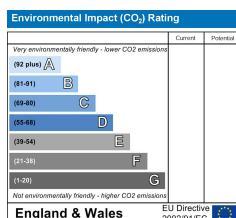
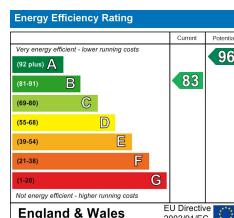
Includes maintenance of the lift, building insurance and cleaning communal areas.

Management Company RGM

## Bedroom Two



Double-glazed windows to the front, built-in storage cupboard, carpeted floor, radiator.



## Bathroom



Panelled bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, W.C.

## Outside

Allocated parking to the front, fully enclosed private south-facing rear garden with a lawn area, patio area, water tap and gate to access the rear.

## Lease Details & Useful Information

Council Tax Band (B) £1756.26

Tenure Leasehold



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Approximate total area<sup>(1)</sup>

599.64 ft<sup>2</sup>

55.71 m<sup>2</sup>

Ground Floor



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1