



## 2 Macdonald Way, Lancaster, LA1 3TA

A delightfully presented detached family home in the always popular Quernmore Park development to the south east of Lancaster close to Williamson Park, the Ashton Memorial and Lancaster Royal Grammar School for boys. Situated on Macdonald Way, this modern home is ideal for the growing family or those seeking low maintenance living in a hugely desirable location. The living accommodation comprises a welcoming entrance hallway, a large yet cosy lounge, a versatile second reception room/dining room, a handy ground floor WC and a stylish, contemporary fitted kitchen. The first floor hosts the family bathroom and three well proportioned bedrooms, the master of which benefits from an ensuite shower room. Externally the property has gardens to the front and rear, a driveway providing off street parking and a garage. Additional features include gas central heating, double glazing, tasteful decor throughout and a good amount of storage options which are so rare, usually in newer homes. Set within the desirable Barratt Homes development, the property lies within close distance of a wide range of amenities that the historic city of Lancaster has to offer. A wealth of high street shops, restaurants, bars and supermarkets are all within a mile, as well as highly regarded schools (included the aforementioned Boys Grammar), the Royal Infirmary and a West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the Universities of Lancaster & Cumbria and further afield, Junction 34 of the M6 motorway and the Bay Gateway link road lies just over two miles away. Contact our office as soon as possible to arrange your visit to this fabulous family home.



## Ground Floor

### Entrance Hallway

A spacious entrance hallway with a ceiling light point, a fitted smoke alarm, a vertical panel radiator and a cupboard housing the hot water cylinder and the electricity consumer unit.

### Lounge

**10'5" x 18'2" (3.19 x 5.55)**

A beautiful start to this impressive family home, the large yet cosy lounge has twin uPVC double glazed windows to the front, a range of ceiling downlights, both a double and single panel radiator, electricity points and open out patio doors to the rear.

### WC

**4'2" x 4'4" to widest points (1.28 x 1.33 to widest points)**

A handy ground floor facility with a low flush WC and a vanity wash hand basin. Additional features include a wall mounted mirror, ceiling downlighting, a double panel radiator and a uPVC double glazed window to the front elevation.

### Dining Room

**13'5" x 11'4" into bay (4.1 x 3.47 into bay)**

A tastefully appointed and versatile reception room with a uPVC double glazed bay window to the front, ceiling downlighting, a double panel radiator and electricity points.

### Kitchen

**13'1" x 9'0" to widest points (3.99 x 2.75 to widest points)**

A stylish, contemporary kitchen with wall and base units, composite work top surfaces, an inset one and a half bowl sink and drainer, an electric double oven with a separate gas hob and overhead extractor and integrated appliances such as a dishwasher, washing machine and fridge freezer. This is all complemented by a double panel radiator, ceiling downlighting, electricity points, an under stairs storage cupboard and both a uPVC double glazed window and a composite door to the side elevation.

## First Floor

### Landing

With a uPVC double glazed window to the side, a single panel radiator, ceiling downlighting, a fitted smoke alarm and an electricity point.

### Bedroom Two

**10'8" x 10'0" extending to 12'5" (3.27 x 3.05 extending to 3.79)**

A well presented bedroom with twin uPVC double glazed windows to the front, a single panel radiator, ceiling spot lights, an over stairs storage cupboard, fitted wardrobes with mirrored doors, overhead loft access and electricity points.

### Bedroom Three

**7'2" x 6'10" (2.19 x 2.09)**

With a uPVC double glazed window to the rear, a single panel radiator, ceiling downlighting and electricity points.

### Bathroom

**5'8" x 6'5" (1.75 x 1.98)**

Another intelligently designed and beautifully maintained room with a panel bath with an overhead shower to mixer taps, a pedestal wash hand basin and a low flush WC. There are two wall mounted vanity cupboards, a double panel radiator, a uPVC double glazed window to the side and a ceiling light point.

### Master Bedroom

**15'0" x 10'2" (4.59 x 3.1)**

A gorgeous master with twin uPVC double glazed windows to the front, a double panel radiator, ceiling spotlights, fitted wardrobes and electricity points.

### Ensuite

**7'11" x 5'11" (2.43 x 1.81)**

With a walk in shower, a low flush WC and a vanity wash hand basin, a heated towel rail, a uPVC double glazed window to the front and ceiling spotlights with an extractor.

### Externally

The property has driveway parking to the front leading to the garage which has an up and over door, power and light (also accessible from the rear enclosed garden through side door). There is well maintained lawned frontage and an enclosed rear garden with patio and lawn areas, stone chipping, shrubs, plants and gated access.

### Additional Information

The freehold is available to purchase for £5000.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	94		

  

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score Range	Band	Score Range
A	92-100	A	82-91
B	81-91	B	69-81
C	69-80	C	55-68
D	55-68	D	41-54
E	39-54	E	27-40
F	25-38	F	13-26
G	1-24	G	0-12

Most energy efficient - lower running costs  
 Most environmentally friendly - lower CO<sub>2</sub> emissions  
 Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC  
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