





## 50 New Quay Road, Lancaster, LA1 5UZ

Rest your head in this simply stunning 4/5 bedroom home, located on the historic Lancaster Quayside of the River Lune. Sit back and watch the ever changing landscapes, from the comfort and warmth of a beautifully appointed and presented home. Built in 2015, this 'Helmsley' style build by Barratt Homes offers open plan living spaces set over three floors, with an NHBC guarantee.

St. George's Quay was built in 1750, during Lancaster's Golden Age as a port. Importing items such as sugar, cotton, rum and mahogany, whilst exporting furniture and general merchandise to the colonies in North America and West Indies. Now a days, the Quayside has a much quieter life. Serving as a stunning back to Lancasters dramatic history, at the other end of the Quay from this home, you will find a busy and vibrant market town, with a plethora of eateries, wine bars and shops. With the M6 motorway and the nearby West Coast mainline train station of Lancaster providing excellent transport links



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Hall

Entered via a composite door, fitted storage housing an ideal GCH boiler. Serviced yearly. Luxury vinyl flooring.

#### Bedroom Five/Study

**9'3" x 6'0" (2.84 x 1.84)**

Fitted with a range of wardrobes providing ample storage. The current vendors have utilised this room and as a walk-in wardrobe, however with one of the wardrobes sets removed as it is freestanding, there is ample space for a bed as well as the fitted wardrobes. With a UPVC double glazed window overlooking the stunning River Lune to the front, fitted with a roller blind. This would also make an ideal work from home office.

#### WC

Fitted with a two-piece suite fitted with WC and wash hand basin. With a radiator, and luxury vinyl flooring.

#### Open Plan Living Kitchen Diner

**19'10" x 12'10" (6.06 x 3.92)**

Fitted with a range of wall and base units with a complementary worktop over and stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a four-ring gas hob with stainless steel splashback and an extractor hood above, with an oven below. With integral fridge freezer, dishwasher and a washer dryer (less than 6 months old). With downlighters, under counter lighting and luxury vinyl flooring. This opens into:

#### Living Diner

Fitted with UPVC double glazed French doors leading out to a rear enclosed garden, with matching full length side windows and blinds. With a useful understair storage cupboard, luxury vinyl flooring and a radiator.

#### First Floor Landing

Stairs lead from the entrance hall to a first floor landing. With stairs leading to the second floor and a radiator.

#### Bedroom One

**12'10" x 10'1" (3.93 x 3.09)**

A showstopping room, with two UPVC double glazed windows with fitted blinds, showcasing views across the River Lune. With a range of fitted wardrobes installed in 2022 and a radiator. An internal door leads to:

#### Ensuite

Fitted with a three-piece suite consisting of a WC, wash hand basin and a large shower cubicle, with tiled surround. With a UPVC double glazed frosted window, extractor fan, heated towel rail and luxury vinyl flooring.

#### Bedroom Two/Second Sitting Room

**12'10" x 11'7" (3.93 x 3.54)**

Currently used as a second sitting room, this fantastic room has ample space and light. Fitted with two UPVC double glazed windows overlooking the rear garden. This room is fitted with a multimedia service point, with a hard wired tv aerial point and a telephone point, and a radiator.

#### Second Floor Landing

Stairs lead from the first floor to a small second floor. With access to a fully boarded loft area with drop down ladder, installed in 2022.

#### Bedroom Three

**12'10" x 11'7" (3.93 x 3.54)**

Fitted with a range of fitted wardrobes installed in 2022. This room also has a built in cupboard housing a pressurised hot water cylinder, a Velux double glazed window and a radiator.

#### Bedroom Four

**12'10" x 9'3" (3.93 x 2.84)**

Fitted with a built in cupboard, with hanging rail, providing an excellent clothes storage area. With a Velux double glazed window, a UPVC double glazed window and a radiator.

#### Family Bathroom

Fitted with a three-piece suite consisting of a WC, wash hand basin and a bath, with tiled surround. With a UPVC double glazed frosted window, extractor fan, heated towel rail and luxury vinyl flooring.

#### Outside

To the front of the property there is off road parking for approximately two small cars. An artificially lawned area with path provides access to the front door and a gate to the side of the property, provides access to the rear. To the rear of the property, a nautical inspired paradise awaits. With raised wooden decking which is covered by a canopy, pebble stone pathways and planted borders. A landscaped, low maintenance garden providing ample space to invite the whole family to enjoy.

#### Services

Mains electric, mains water and mains drainage.

#### Council Tax

Band D – Lancaster City Council.

#### Tenure

Freehold, with a maintenance charge of £120 PA paid half yearly. This covers the maintenance of the various communal areas including the child's playground.

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

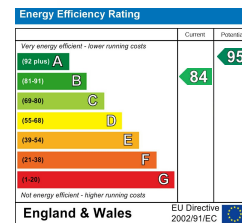
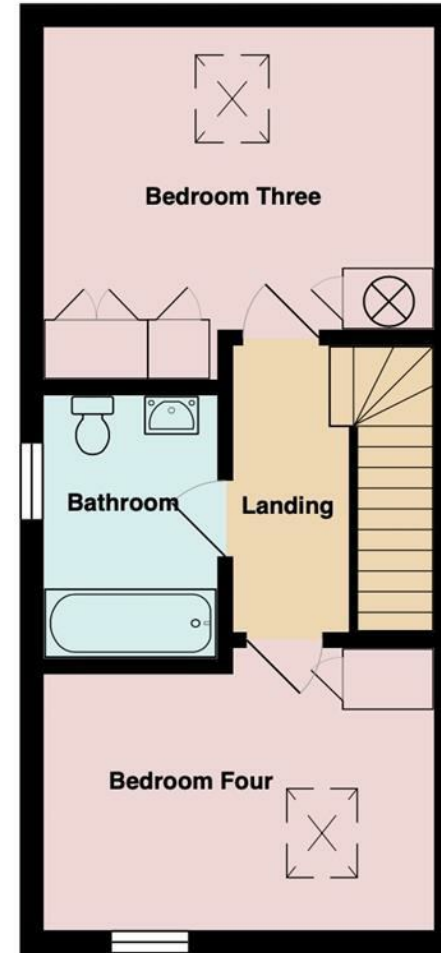
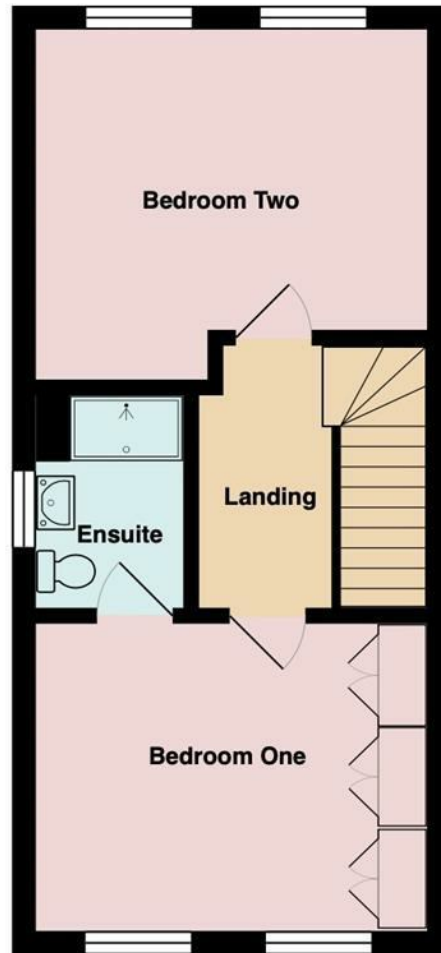












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