



## 36 Nairn Road, Lancaster, LA1 5UY

A well-presented two bedroom terraced property on the desirable Lancaster Quayside. Located on a quiet street, the property comes with two dedicated parking spaces and boasts excellent transport links into the city centre, the train station and to the M6 motorway, making it the perfect hub for young professionals and commuters. You can wander down the historic quayside beside the River Lune and enjoy the array of pubs and restaurants, with shops and supermarkets within easy reach.

The property sits in a row of four at the end of a quiet street making you forget how close to the lively city centre you are. Internally a spacious lounge diner sits at the rear of the property, the ideal space for socialising and relaxing, serviced by a modern kitchen and WC. Two well-proportioned double bedrooms sit on the first floor with the bathroom nestled between, and plenty of storage with an airing cupboard, built in wardrobes and an attic space above. The rear garden provides the perfect space for entertaining in the warmer months and can be opened up to the lounge through sliding glass doors. A new shed sits at the end of the garden, with power and lighting adding more useable space to this well thought out home.

The house has been lovingly designed and decorated by the current owners with bespoke woodwork, ingenious storage solutions and stylish decor. It is ready to move in, just waiting for you to add your touches to create your stunning new contemporary home.



## Hall

**13'0" x 4'3" (3.97 x 1.30)**

The central hallway connects the kitchen and living room, with a white external door leading in from the front. Wood effect vinyl tile flooring and a double panel wall mounted radiator against the wall in the centre, complete the modern entranceway.

## Store Cupboard

**4'1" x 1'7" (1.25 x 0.5)**

A practical storage cupboard sits beside the front door, housing the fuse box and electric meter, a great space for storing household gadgets and outdoor clothing.

## Kitchen

**10'8" x 5'11" (3.26 x 1.82)**

A well-proportioned kitchen sits at the front of the house with a double glazed window above the double sink and drainer. Appliances include an integrated four ring gas hob and an in built double oven in the ceiling height cupboards on the back wall. There is plenty of storage with under counter grey cabinetry that contrasts against the white herringbone pattern subway tile backsplash to create a sleek modern kitchen.

## Living Room

**12'9" x 12'7" (3.89 x 3.84)**

A large living room sits at the back of the property, filled with light by large glass sliding doors out to the rear garden. With a carpeted floor and double panel radiator. There is ample space for a large corner sofa, dining table and a bespoke wall mounted tv unit it is beautifully presented and a great space for relaxing and socialising. The TV unit and cat flap can be included with the purchase of the property.

## WC

**5'2" x 3'7" (1.59 x 1.11)**

A contemporary WC sits off the main hallway, ideal for young children and visitors. With a low flush toilet and floating sink and contemporary picture rail it is well decorated with vinyl flooring tying it into the hallway and kitchen.

## Storage Cupboards

**2'11" x 2'11" (0.91 x 0.89)**

A practical store cupboard and cleverly designed push out shoe cupboard beneath the stairs enable you to hide away shoes and appliances keeping noise to a minimum in the rest of the property.

## Landing

**8'7" x 6'0" (2.62 x 1.83)**

A carpeted landing connects the upstairs bedrooms with the main bathroom. Tastefully decorated with a single panel radiator on the wall beside the bathroom entrance.

## Airing Cupboard

**2'4" x 1'11" (0.72 x 0.6)**

An airing cupboard sits at the top of the stairs and houses the boiler with shelving below for linen and clothing storage. The boiler has been recently serviced.

## Bathroom

**6'6" x 6'3" (1.99 x 1.93)**

A modern main bathroom sits between the two bedrooms, with a vinyl tile floor and tiled walls behind the sink and bath. The white suite includes a bath with overhead shower, low flush toilet, floating sink unit and a wall mounted heated towel rail. Overhead spotlights and a wall mounted mirror u it complete the contemporary space.

## Bedroom 1

**12'7" x 8'9" (3.84 x 2.67)**

A well-proportioned double bedroom sits off the main landing with a large double glazed window overlooking the rear garden. A single panel radiator sits above the carpeted floor, with plenty of space for a double bed, bedside tables and drawer unit so you can configure the comfortable bedroom to meet your needs. Large built in wardrobes with grey wood sliding doors sit next to the bed and provide extra storage to keep the clean modern feel of the room.

## Bedroom 2

**12'7" x 8'2" (3.84 x 2.50)**

A double bedroom sits at the front of the property with a large double glazed window on the front aspect and single panel radiator below. There is ample space on the grey carpeted floor for a double bed, drawer units and a built in desk within the alcove at the end of the bed. A storage cupboard is accessed through an internal wooden door with additional shelving space to keep the room feeling clutter-free.

## Attic

Accessed via a drop down hatch above the landing is the attic space, part boarded it provides a great space for storage to keep the minimal feel of the house.

## Garden

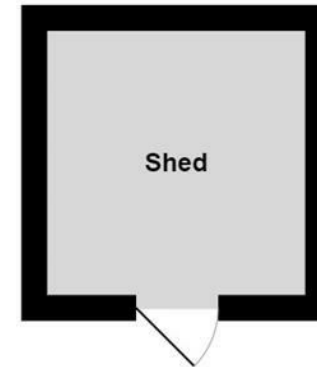
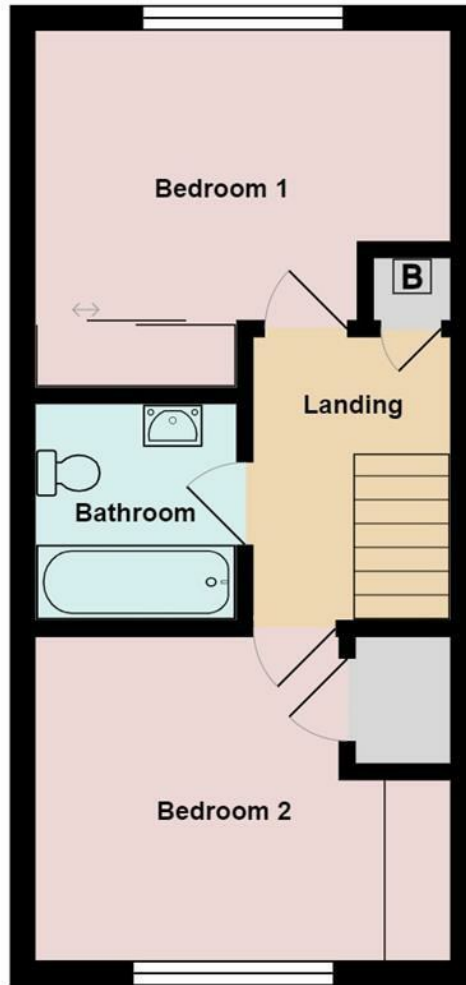
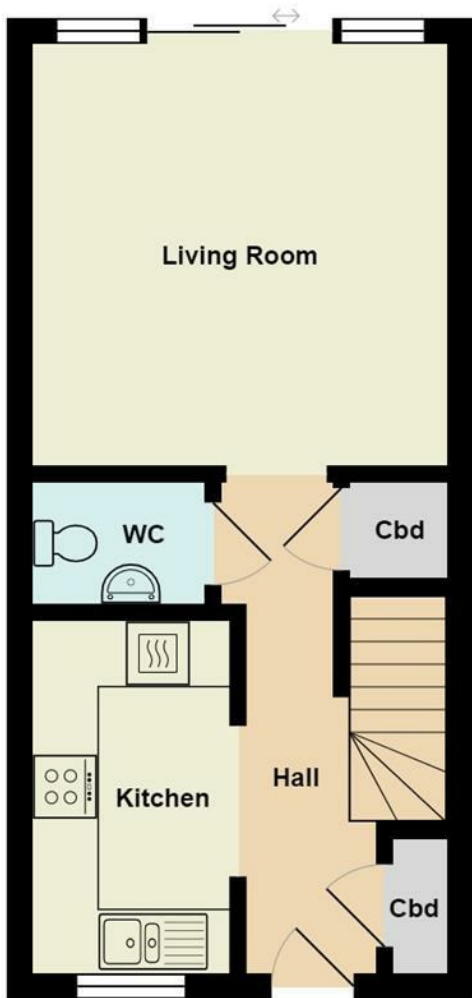
A well proportioned rear garden with an easy to maintain astroturf lawn and paved pathway leading to the access gate at the rear. There is a substantial shed at the end of the garden with electric supply, currently used for housing appliances and as extra storage space for garden furniture and outdoor equipment.

## Additional Information

Leasehold. Council Tax Band B. Built 2015.







| Energy Efficiency Rating                    |  | Current                 | Possible |
|---|--|-------------------------|----------|
| Very energy efficient - lower running costs |  |                         | 96       |
| (92 plus) A                                 |  |                         |          |
| (81-91) B                                   |  | 83                      |          |
| (69-80) C                                   |  |                         |          |
| (55-68) D                                   |  |                         |          |
| (39-54) E                                   |  |                         |          |
| (21-38) F                                   |  |                         |          |
| (1-20) G                                    |  |                         |          |
| Not energy efficient - higher running costs |  |                         |          |
| England & Wales                             |  | EU Directive 2002/91/EC |          |

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