



20 Mariner Way, Lancaster, LA1 5TS

A well-presented three bedroom terraced home on the desirable Lancaster quayside. Located within the catchment area of excellent local schools, and just a short walk to the city centre and train station, this property would make the perfect hub for busy family life, set in a family-friendly modern development. You can take advantage of the wide range of pubs and restaurants along the riverside, or walk into town to enjoy the shops, cafes and attractions it has to offer. A large supermarket is at the end of the road into town, adding to the convenience of the property.

Internally, contemporary living spaces on the ground floor provide great social spaces for gathering family and friends, serviced by a downstairs WC. The large living dining room has french doors that open out to the low maintenance rear garden, allowing you to open the space up in the warmer months. Upstairs, there are three bedrooms, two of which are doubles, with the main bedroom boasting a dedicated ensuite. There is also the modern family bathroom and an airing cupboard, plus an attic space above providing extra storage to keep the home clean and clutter-free.

A fantastic, move-in ready home for young professionals, families and first time buyers, that is just waiting for you to add your touch!



Location

Situated on the historic Lancaster quayside, this property is conveniently located within walking distance to the city centre and train station, great for young professionals and commuters. You can enjoy the nearby River Lune with its cycle tracks, or explore the pubs and restaurants along the quayside. There are supermarkets and the full range of shops, bars and attractions in the city centre so you'll never be stuck for things to do. The house is within the catchment area of excellent local primary and secondary schools, so a great hub for young families too.

Hall

The entrance hall features dark wood laminate flooring that flows through into the main living room, tying the spaces together. An external UPVC door leads in from the parking spaces to the front, with a wall-mounted radiator and ceiling lights creating a welcoming entranceway.

Lounge Diner

15'1" x 14'6" (4.61 x 4.43)

A really well sized living space with dark wood laminate flooring and ample space for multiple seating options and a family dining table. The ideal space for gathering family and friends, with double glass doors that open out to the garden making it great for summer entertaining.

Kitchen

12'1" x 8'0" (3.7 x 2.46)

A sleek modern kitchen sits at the front of the house, with a double glazed window to the street outside. The appliances include an integrated four ring gas hob with oven below, and a sink and drainer. There is cabinetry on two walls with over and under counter storage providing plenty of space for food and ingredients, keeping the modern feel of the space. A grey tiled backsplash complements the light grey vinyl flooring, with white cupboards doors and a dark wood effect worktop. There is space behind the door for a fridge freezer, plus utility points for a washing machine.

WC

5'1" x 3'1" (1.55 x 0.94)

A modern WC located beside the front door of the house, great for children and visitors. Featuring a corner sink unit and low flush toilet.

Understair Cupboard

5'5" x 3'8" (1.67 x 1.14)

A practical under stair cupboard sits off the main living room with space for storage cupboards on the laminate floor, a versatile storage space to keep the modern minimal feel of the home.

Landing

The carpeted landing connects the upstairs sleeping spaces with the bathroom and over-stair airing cupboard. Featuring a neutral colour scheme, warm wood handrail and wall mounted radiator. Access to the attic is via a pull down hatch in the ceiling.

Bathroom

6'10" x 6'4" (2.10 x 1.94)

A contemporary bathroom sits off the main landing with a small frosted double glazed window to the front aspect providing natural light. The suite includes a white bathtub with overhead shower, a low flush toilet, pedestal sink and wall mounted double panel radiator. Clever storage has been fitted in the alcove above the toilet providing useful shelving space. The floor is wood effect vinyl and there is a central ceiling light and extractor.

Bedroom 1

11'9" x 8'5" (3.6 x 2.59)

A well proportioned double bedroom benefits from a double glazed window to the rear of the property providing plenty of natural light. There is space on the carpeted floor for a double bed, bedside tables and drawer unit, with a useful alcove beside the door housing a large wardrobe. There is an internal door leading to the dedicated ensuite.

Ensuite

8'6" x 4'3" (2.6 x 1.32)

The en-suite for the main bedroom features a shower with tiled enclosure, pedestal sink, low flush toilet and wall mounted single radiator. The flooring is a wood effect vinyl and there is a light and extractor mounted in the ceiling.

Bedroom 2

10'3" x 8'5" (3.13 x 2.59)

A small double bedroom sitting at the front of the property

with a double glazed window looking out to the street. Currently used as a child's bedroom, there is space on the carpeted floor for a single bed, desk, shelving and wardrobes. This would also make a great hobby room or nursery, so you can tailor it to your needs.

Bedroom 3

8'9" x 6'3" (2.69 x 1.93)

A single bedroom is located at the back of the property with a carpeted floor and wall mounted single radiator. Currently used as a home office, there is ample space for a desk and shelving units, with a double glazed window looking out to the garden and providing natural light.

Airing Cupboard

3'4" x 2'6" (1.02 x 0.78)

A practical airing cupboard sits off the main landing above the stairwell. Built in shelves provide lots of storage space for bedding, linen and clothing, keeping the home feeling tidy and minimal.

Attic

An attic space sits at the top of the property, accessed by a slide down ladder above the main landing. The space is partially boarded with electric lighting, a great space for long term storage to keep the rest of the house clear and clutter-free.

Garden

A well proportioned, southwest facing rear garden featuring a paved patio and artificial lawn. A wooden shed is located at the end of the garden with a gate out to the rear access passage. A safe and secure garden for pets and children, with space for seating areas and BBQs in the sun.

External

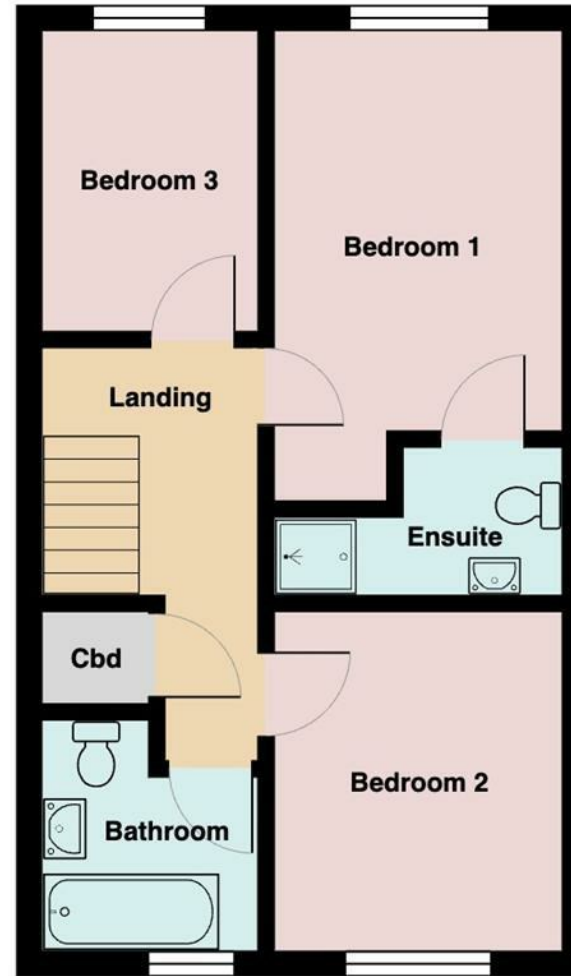
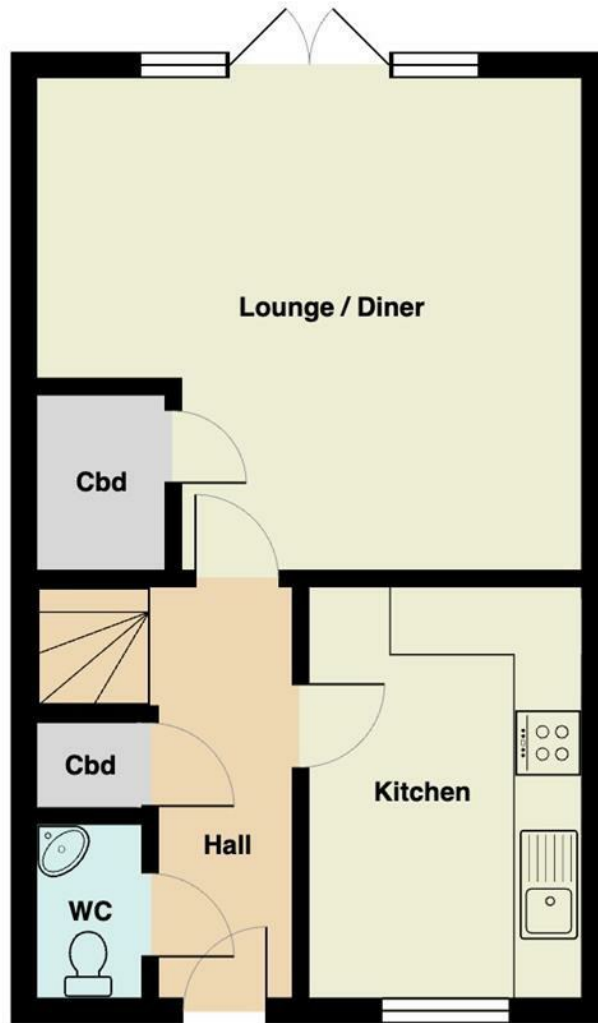
2 parking to front of property with EV charging point.

Additional Information

Leasehold. Council Tax Band C. Built 2017.







| Energy Efficiency Rating | | Current | Possible |
|---|--|-------------------------|----------|
| Very energy efficient - lower running costs | | | 96 |
| (92 plus) A | | | |
| (81-91) B | | 84 | |
| (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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