



### 33 Cotton Square, Lancaster, Lancashire, LA1 5US

Forming part of the incredibly popular Redrow homes development, lying just off the banks of the River Lune in Lancaster, is this well presented two bedroom shared ownership property on Cotton Square. Marketed as a 35% share, the end-terraced property is the perfect first time buy and also provides the option to buy the full 100% ownership of the house. Situated just off the quayside, the attractive property sits in a perfect position to access the wide range of amenities that the historic city has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Infirmary and a handy 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, the M6 motorway lies just over two miles away. The internal layout briefly comprises on the ground floor of an entrance hall, modern fitted kitchen, a large living/dining room complete with patio doors leading onto the rear garden, and a wc. To the first floor are two double bedrooms with both boasting ensuite shower rooms. Externally, the impressive rear garden is one of the largest on the row and provides a generous lawn and patio to the rear, along with a parking space and a small lawn area to the front. Another visitors parking space is also adjacent to this property's parking space.



## Ground Floor

### Entrance Hallway

A welcoming hallway with stairs to the first floor with an under stair storage unit with plumbing for a washing machine. In addition the hall has a recess storage cupboard housing the electric RCD unit, a telephone point and an electricity point. Further features are the single panel radiator, the double electricity point, twin ceiling light points, a fitted smoke alarm and a wall mounted central heating thermostat.

### Kitchen

**6'1" x 9'0" (1.87 x 2.75)**

Contemporary kitchen designed with wall and base units with laminate work top surfaces, a single sink and drainer, an electric oven with a gas hob and overhead extractor hood, space for a fridge freezer and plumbing for a dishwasher, electricity points, ceiling spot lighting, a uPVC double glazed window to the front and a fitted smoke alarm and detector.

### WC

**5'2" x 3'7" (1.59 x 1.1)**

A very handy facility with a low flush WC and a pedestal wash hand basin with tiled splash backs. Complemented by a single radiator and a ceiling light point with extractor.

### Lounge

**12'6" x 12'9" (3.82 x 3.89)**

A lovely living/dining room with uPVC patio doors and window opening onto the rear garden. The room has a double panel radiator, both TV and telephone points, laminate flooring, electricity points and a ceiling light point.

## First Floor

### Landing

### Bedroom One

**12'5" x 7'10" (3.81 x 2.4)**

With two uPVC double glazed windows to the front, a single panel radiator, electricity points, a ceiling light point and an over stair cupboard housing a hot water cylinder.

### Ensuite

**5'6" x 6'9" (max measurements) (1.68 x 2.08 (max measurements))**

Low flush WC, a pedestal wash hand basin with tiled splash backs and a shower unit. There are ceiling spotlights, an extractor point and a stylish chrome heated towel rail

### Bedroom Two

**8'8" x 10'9" (2.66 x 3.3)**

With a uPVC double glazed window to the rear, a single panel radiator, both TV and telephone points, electricity points and a ceiling light point.

### Ensuite

**3'5" x 8'9" (1.06 x 2.68)**

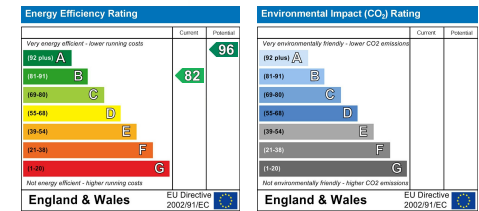
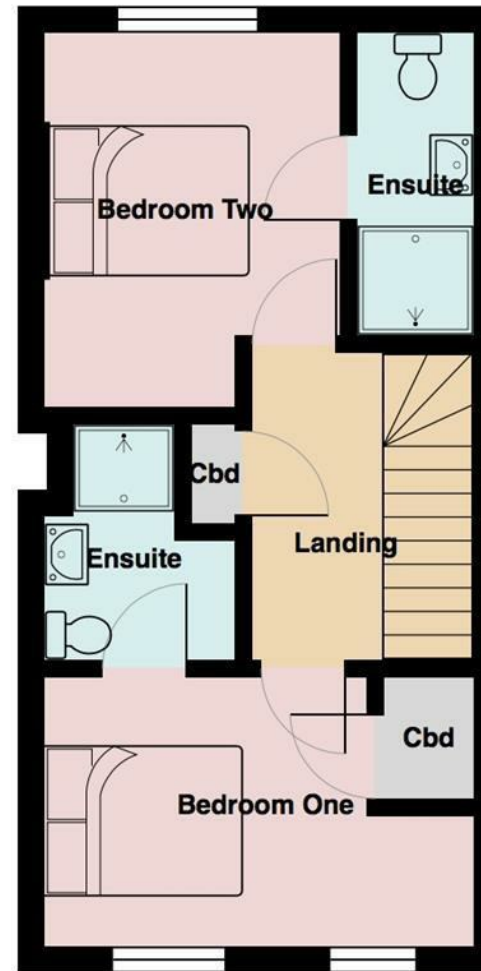
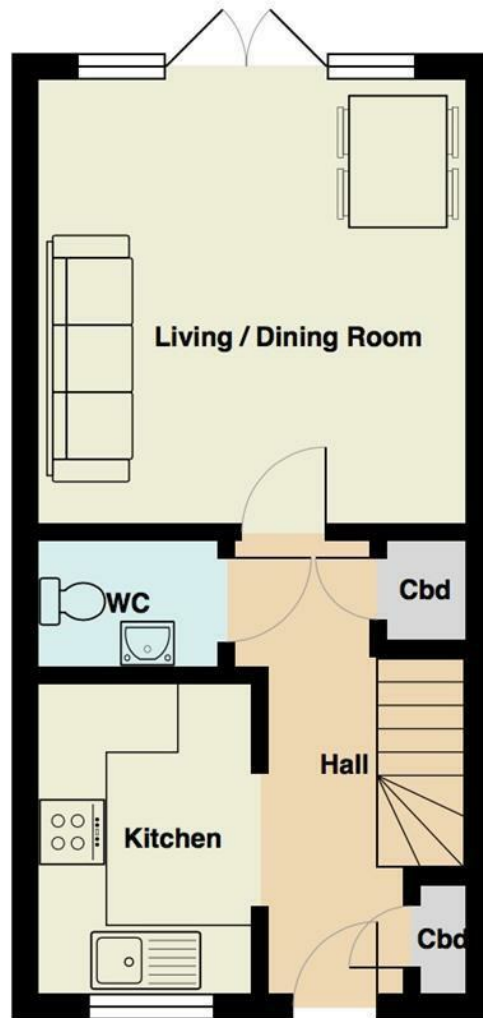
A low flush WC, a pedestal wash hand basin with tiled splash backs and a shower unit. There are ceiling spotlights, an extractor point and a stylish chrome heated towel rail.

### Externally

Fenced rear garden with large lawn, small patio seating area and a shed. Allocated parking space to the front plus a further lawn area.







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