



8, Waterside,
Lancaster, LA1 1AY

8, Waterside, Lancaster

The property at a glance **3** **2** **1**

- Three Bedroom, Three Storey Townhouse
- Open Plan Kitchen Living Space with Juliette Balcony
- Utility Room to Ground Floor
- Three Piece Family Bathroom
- En Suite & Juliette Balcony to Master Bedroom
- Enclosed Rear Garden
- Off Road Parking Space & Integral Garage
- Sought After Location in City Centre

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£950 PCM

Get to know the property

Spacious three bedroom, three storey town house situated in the popular Waterside development in Lancaster City Centre, just next to the River Lune.

To the ground floor, the accommodation briefly comprises integral, tandem garage, utility room and third bedroom/home office. Stairs lead up to the first floor which offers a generous open plan kitchen/living space with Juliette balcony to the rear offering views over the River Lune. The fitted kitchen offers a range of wall and base units with an oven and electric hob.

To the second floor are two double bedrooms, with an en suite shower room and Juliette balcony to the master and fitted wardrobes to bedroom two, plus a three piece family bathroom.

Externally, there is an enclosed rear garden and to the front elevation there is off road parking space for 1 vehicle in front of the garage.

The property is in a highly desirable location, within walking distance of the city centre and all local amenities including shops, schools, bus and train stations. The property would not only make an ideal family home, but would also suit working professionals, and those looking for a home that offers contemporary living close to the city centre.

8 Waterside, Lancaster,
Lancashire, LA1 1AY

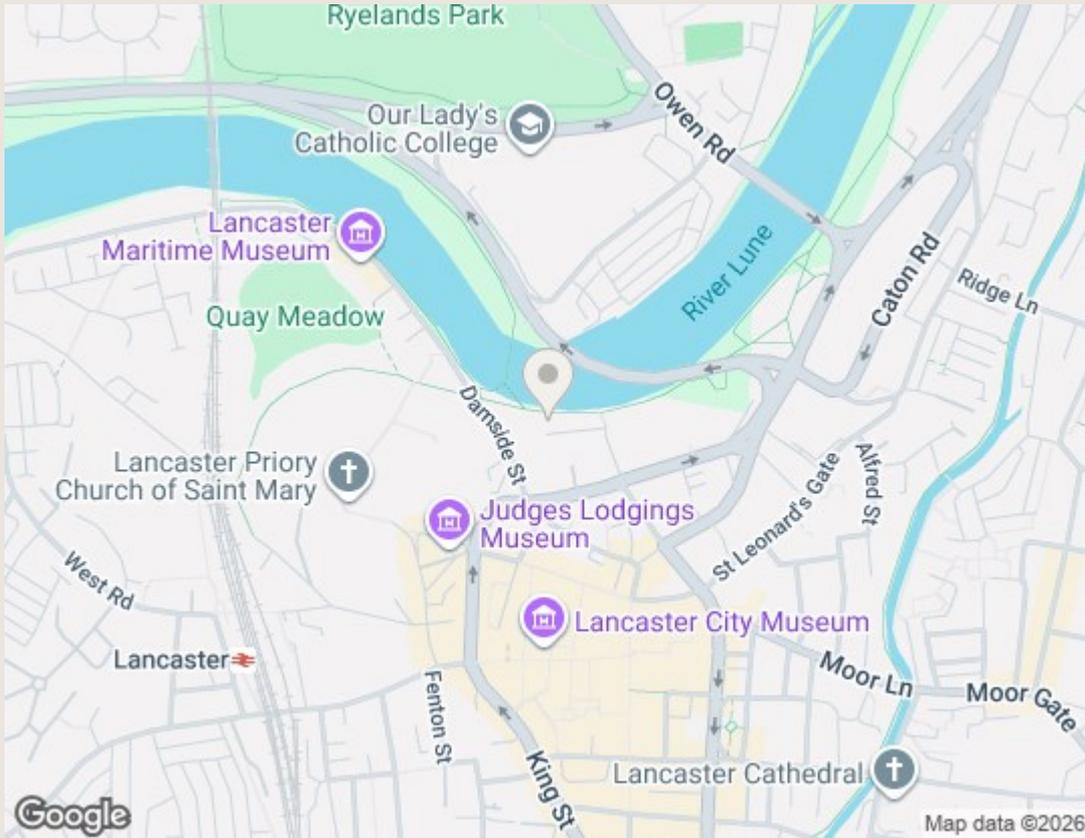
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	