



**4 Bed  
House - End Terrace  
located in**

**Jennings**  
estate agents 

**34 New Quay Road**

**Lancaster**

**LA1 5UZ**



### **Entrance Hallway**

Entrance doorway, radiator and stairs leading to the first floor landing. Storage cupboard housing the boiler, and space for coats and shoes.

### **Kitchen**

12'10" x 10'4"

Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit and breakfast bar. Electric oven, four ring gas hob and stainless steel extractor. Space for a fridge freezer and washing machine. Open plan to-

### **Dining Room**

14'5" x 12'11"

Double glazed uPVC French doors, leading to the rear garden. Understairs storage cupboard. Double radiator.

### **Office / Bedroom Four**

6'3" x 9'2"

Double glazed uPVC window to the front aspect. Radiator.

### **Cloakroom / WC**

Two piece suite comprising; wash hand basin and low level WC. Radiator.

### **First Floor**

#### **First Floor Landing**

Radiator and stairs leading to the second floor.

#### **Lounge**

12'11" x 12'8"

(into recess)

Two double glazed uPVC window to the rear aspect. Double radiator.

#### **Master Bedroom**

10'2" x 12'10"

Two uPVC double glazed windows to the front aspect. Radiator. Door leading to-

#### **Ensuite**

Modern three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator.

### **Second Floor**

#### **Second Floor Landing**

Radiator.

#### **Bedroom Two**

11'3" x 12'9"

Double glazed uPVC French doors leading to a Juliet balcony, with views looking towards the river Lune. Storage cupboard. Radiator. Access to the loft space.

#### **Bedroom Three**

12'6" x 12'10"

(into recess)

Velux window, radiator and airing cupboard.

**Asking price £315,000**

Jennings Estate Agents are delighted to welcome to the market, this exceptional, large end townhouse. The property has a tremendous view to front, overlooking The River Lune, and within walking distance to Lancaster city centre. The property is split over three levels, and offers versatile living for a growing family and professionals. Externally, the property has ample off road parking, and an enclosed rear garden.

The property features; entrance hallway, cloakroom/WC and bedroom/office. To the rear you will find the kitchen, which is open plan to the dining area, with French doors leading to the rear garden. To the first floor you will find the main reception room, with two uPVC windows and master bedroom, with an ensuite shower room. The second floor provides a further two large bedrooms and three piece bathroom suite. Externally the property has ample off road parking to the front, and an enclosed rear garden, with a paved patio and laid lawn.

Viewings are highly recommended, so please contact the office for further details, and to book an appointment to view this magnificent family home.



### **Bathroom**

Three piece suite comprising; bath with an overhead shower, wash hand basin and low level WC. Radiator. Double glazed uPVC window to the side aspect.

### **Exterior**

#### **External**

Front garden with a laid lawn, flowerbed and tarmac driveway; providing off road parking. Enclosed rear garden with a paved patio area, laid lawn and garden shed.



New Quay Road, Lancaster, LA1 5UZ



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: B**  
**Council Tax Band: D**

**DIRECTIONS**

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