

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Lancaster

£350,000

12 New Quay Road, Lancaster, Lancashire, LA1 5UZ

Newly built with 4 years remaining on the NHBC guarantee this beautifully presented home, situated on The River Lune and only a stones throw away from Lancaster City Centre yet far enough out to feel far away from the hustle and bustle, 12 New Quay Road is one not to miss.

With the family kitchen/dining room to the ground floor. Living room, family bathroom and large bedroom to the first floor and three remaining bedrooms including the master with en suite to the top floor. Low maintenance gardens, riverside views and integral garage this property truly has it all.

Quick Overview

Stylish Three Storey Townhouse
Four Bedrooms and Two Reception Rooms
One Bathroom, One En-Suite and One W/C
Easy Maintenance South Facing Garden
Two Balconies
Off Road Parking and Integral Garage
New Development
Sought After Location
Fantastic Views over River Lune
Ultrafast 1000Mb Broadband*



4



3



1



B



Ultrafast
Broadband



Drive way
And Garage

Property Reference: C2231



Doors opening out onto the Balcony



Bedroom One



Kitchen



Balcony

Description Newly built with 4 years remaining on the NHBC guarantee this beautifully presented home, situated on The River Lune and only a stones throw away from Lancaster City Centre yet far enough out to feel far away from the hustle and bustle, 12 New Quay Road is one not to miss. With the family kitchen/dining room to the ground floor. Living room, family bathroom and large bedroom to the first floor and three remaining bedrooms including the master with en suite to the top floor. Low maintenance gardens, riverside views and integral garage this property truly has it all.

Property Overview Step into this light and bright beautifully presented home via a UPVC door into the entrance hallway which has two useful storage cupboards, one housing the hot water cylinder. From the entrance hallway you will find access to all the downstairs rooms including the integral garage, kitchen/dining room and ground floor cloakroom, fitted with hand wash basin and W.C.

The kitchen/dining room really is the heart of this lovely home. Ideal for entertaining, this social room features UPVC double glazed doors opening out to the rear garden and ample space inside for dining table and chairs. Fitted with an attractive range of wall and base units with wall mounted Potterton boiler, complimentary granite work surfaces and inset stainless steel one and a half bowl sink unit with drainer. Integrated Smeg appliances include, double oven, four ring induction hob, extractor hood and fridge/freezer.

To the first floor landing there is access to the living room, family bathroom and bedroom two; a large double room featuring large double wardrobe with sliding mirrored doors and ample space for double bed and other bedroom furniture. The large attractive living room is fitted with UPVC double glazed doors out onto the balcony, with space for outside furniture perfect for sitting out with your morning coffee or perhaps a glass of something cool at the end of the day overlooking The River Lune. The family bathroom is fitted with a three piece suite comprising; panelled bath with shower over, hand wash basin and W.C.

Ascent to the top floor where you will find the remaining three bedrooms, useful storage cupboard and access to the loft space. Bedroom One being the master suite fitted with triple wardrobe with sliding doors, UPVC double glazed doors opening out to the Juliet balcony which overlooks The River Lune and an en-suite shower room comprising; double shower cubicle, hand wash basin and W.C. Bedroom three provides another good sized double room with space for double bed and furniture and bedroom four being a good sized single room.

Outside To the front of the property there is a tarmacked driveway with off road parking, access to the garage and shared access leading to the rear garden. Space to connect electric car charger.

To the rear you will find a beautiful south facing low maintenance garden with easy to maintain artificial grass and patio area with plenty of space for table and chairs, perfect for entertaining.

Garage With up and over door, power and light.



Rear Garden



Kitchen/Dining Room



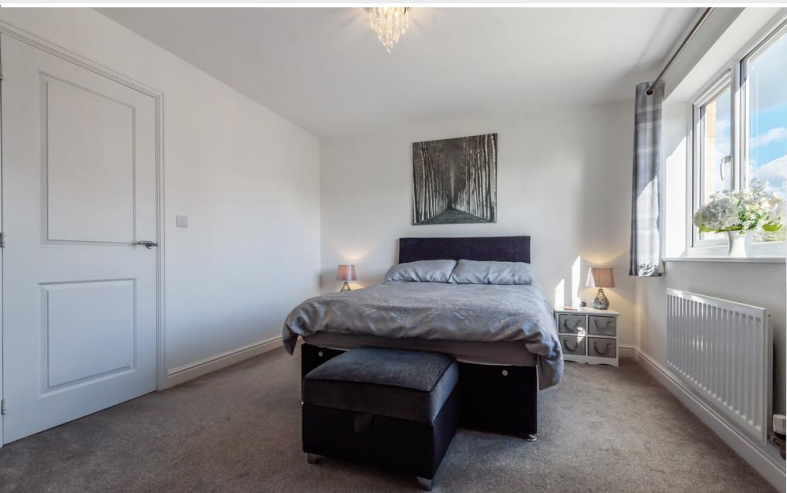
Living Room



Living Room



Kitchen



Bedroom Two

Location 12 New Quay Road is located just a stones throw away from the city centre and all local amenities including restaurants, shops, cafes, schools and bus station. For those looking to commute to London or Manchester the property is ideal with the train station also being within easy walking distance.

From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street, turning left at the traffic lights. Follow the road out of Carnforth and take the first exit at the first roundabout. At the second roundabout, follow the signs for the M6 motorway, taking the second exit at the roundabout. When approaching the motorway bridge, take the third exit and join on the M6 motorway heading south. Leave the M6 motorway at Junction 34 and take the first left heading towards Lancaster City centre. Continue along Canon Road, heading towards Lancaster and follow the one way system round to China Street. Keeping in the left hand lane, at the bottom of the hill take the left turning onto Damside Street and continue down this road for about half a mile onto New Quay Road, the property is situated on the left hand side a short way along.

What3Words ///enhancement.powers.bravo

Accommodation (with approximate dimensions)

Kitchen/Dining Room 17' 2" x 10' 8" (5.23m x 3.25m)

Living Room 17' 2" x 11' 5" (5.23m x 3.48m)

Bedroom One 17' 2" x 11' 5" (5.23m x 3.48m)

Bedroom Two 17' 2" x 10' 10" (5.23m x 3.3m)

Bedroom Three 10' 9" x 9' 9" (3.30m x 2.97m)

Bedroom Four 11' 11" x 7' 1" (3.63m x 2.16m)

Balcony 9' 8" x 6' 8" (2.95m x 2.03m)

Garage 22' 6" x 11' 11" (6.86m x 3.63m)

Property Information

Services Mains electricity, mains gas, mains water and mains drainage.

Tenure Freehold. The service charge for the estate maintenance is currently £121.30 per year.

Council Tax Lancaster City Council - Band D.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom Three



Bedroom Four



Family Bathroom



Bedroom Two

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: 01539 792032



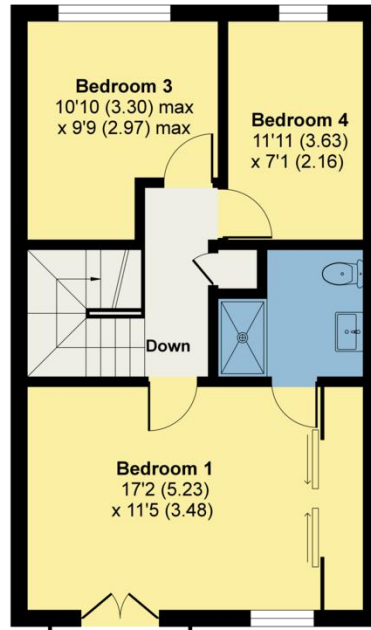
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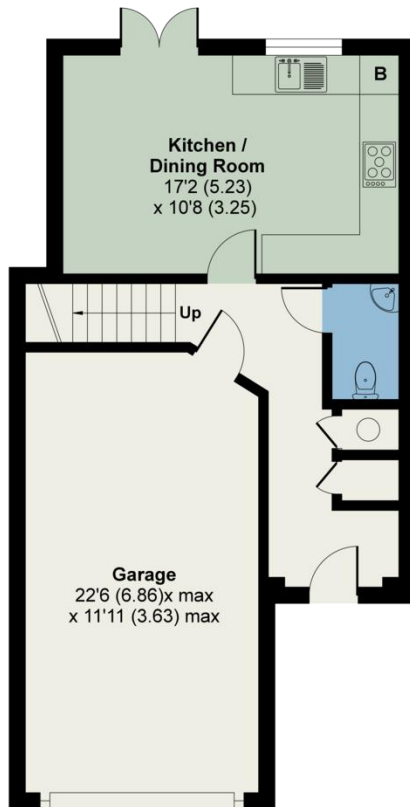
New Quay Road, Lancaster

Approximate Area = 1642 sq ft / 153 sq m (includes garage)

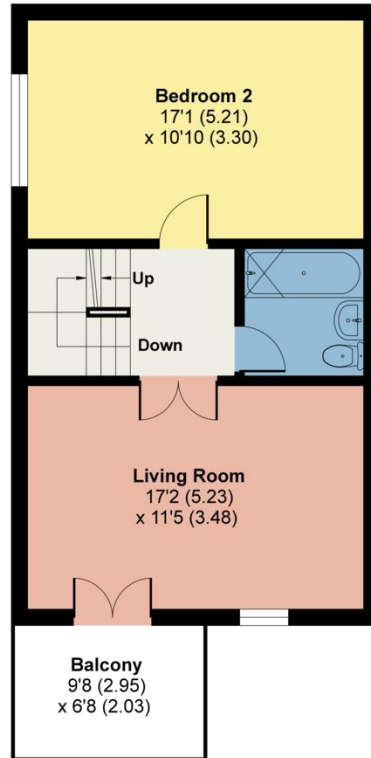
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 899980

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