

11 Gold Lane

St. George's Quay, Lancaster, Lancashire, LA1 5TY

£180,000



Looking for a beautiful 3 bed new build in the St George's Quay area of Lancaster?

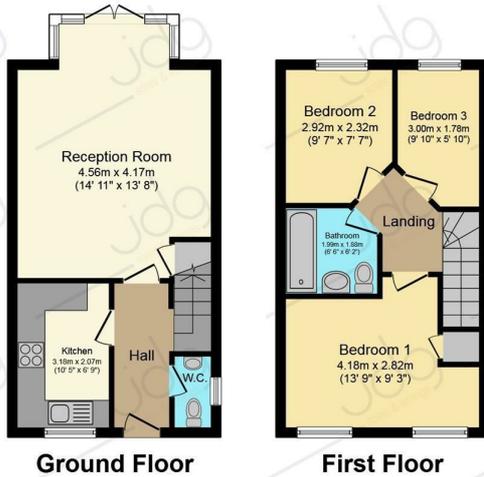
One with 3 bedrooms, contemporary kitchen and bathroom, spacious living room and great size private garden? Look no further and call to arrange your viewing now!

A brief description

This beautiful 3 bed home could be the new build you have been waiting for. A spacious lounge, modern kitchen and W.C occupy the ground floor.

Three good sized bedrooms and a modern fitted bathroom sit to the first floor. With neutral walls and contemporary flooring and carpets throughout, you may find little to do in terms of decoration.

Two parking spaces to the front and a private garden to the rear with side access, this family home could be right up your street.



Ground Floor

First Floor

Total floor area 68.0 sq. m. (732 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Key Features

- 3 bed semi detached new build
- Lounge with space to dine
- Beautiful fitted kitchen
- Contemporary 3 piece bathroom
- Downstairs W.C
- Private parking for two
- Good sized rear garden
- Council tax band C
- Popular family location
- Freehold



Where is Gold Lane?

Number 11 Gold Lane is tucked away within a quiet cul-de-sac, set just off Mariner Way. Set just moments away from the picturesque River Lune one could easily forget that they are just a 15-minute stroll from the heart of the historic city centre of Lancaster.

This address is all about the lifestyle on offer. Take a walk to into the city with it's independent boutique shopping, Visit many of the theatres, cinema, cafe bars and restaurants. Cycle down New Quay Road to Glasson Dock and stop for an ice cream before visiting the Smokehouse. Neighbouring St Georges Quay is also home to some great pubs /bars and Simply French, one of Lancaster's top restaurants.

For those you need to commute, Lancaster train station is also just 10 minutes away. Families will also be pleased to know there are excellent locals schools within the vicinity.



3



1



2



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Step inside

The quiet cul-de-sac location will appeal to many. The fact this home has two, side by side private parking spaces sat just in front of the home is a great bonus.

As with many new build homes, the frontage is attractive and welcoming as you approach the front door and make your way into the entrance hallway. Immediately to your right is a handy W.C and access to all ground floor rooms is achieved from the hallway.

A little further along and you will find the carpeted stairs leading up to the bedrooms and bathroom. For now, let us take a left into the kitchen...

Ground floor rooms

Step into the modern and stylish fitted kitchen. White, high gloss units don the walls, sitting above and below the contrasting worktop and preparation surfaces.

Included, you will find a gas hob and electric oven with additional space for a washing machine and tall fridge freezer. A window overlooking the front of the home, provides the source of natural light within.

Follow the hallway toward the rear of the home and find yourself in the living room. A truly relaxing, inviting and spacious area to chill out in. The plush carpet under your feet, combined with the light decoration to the walls, really makes for a special room.

Not to mention the French doors leading out to the rear garden - just imagine opening both up during the summer months, bringing the outside in.

Bedrooms and bathroom

Up to the first floor and turn to your right facing the rear of the home. Here you will find two of 3 bedrooms, one of which will accommodate a double bed and furniture to suit. The neutral and light decoration continues from the downstairs, into both bedrooms overlooking the rear garden. A smaller single bedroom sits next door and would be perfect as a nursery, child's room or study/office space.

To the top of the stairs is the family bathroom. A modern 3 piece suite with shower over bath awaits, along with part tiled walls and wood laminate flooring.

Finally, overlooking the front of the home, is the master bedroom. A beautifully presented and spacious haven to relax in after a hard day at work. The double windows allow an abundance of natural light within, complementing the light decoration to the walls. An integral cupboard sits to one end of the room, offering options for further storage.

What we like

It's a beautiful, 3 bed new build home, ready to move into with a great sized rear garden, what's not to like?



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Rear garden and parking

Directly outside the home are two allocated parking spaces. There is plenty of on street parking for visitors too.

Accessed via the side gate and also French doors within the home, is the private and low maintenance rear garden. This great space is mainly laid to lawn with timber fencing surrounding the garden. A patio area sits just out from the French doors, allowing for garden furniture to be placed and enjoyed, come the warmer months.

A small shed for storage comes with the property, perfect for gardening tools and/or bikes.



Extra Information

- Freehold property
- Residential management fee payable - Approximately £240.00 p.a (split into 4 payments of £60.00)
- Built by Barratt Homes
- DG and GCH throughout
- 2 private parking spaces to the front of the home

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