



# 64 New Quay Road

Lancaster

Looking for a modern riverside home with room to grow? This beautifully presented four-bedroom property offers flexible living across three floors, river views, a landscaped garden, garage, parking and a superb summer house.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Four-bedroom mid-terrace family home arranged across three floors
- Freehold tenure, with the leasehold purchased by the current owners
- Attractive New England-inspired design with shutters and Juliet balconies
- Sought-after riverside location overlooking green space and the River Lune
- Spacious open-plan kitchen diner ideal for family living and entertaining
- Large first-floor reception room spanning the full width of the property
- Impressive principal suite with vaulted ceiling and ensuite shower room
- Landscaped rear garden designed for low-maintenance enjoyment
- Move-in ready home requiring minimal cosmetic work







## GARDEN

A landscaped, low-maintenance rear garden with porous resin surfacing, raised planting beds and a substantial powered summer house.

## DRIVEWAY

2 Parking Spaces

## GARAGE

Single Garage

Garage – fitted with plumbing for a washing machine and offering useful additional utility space.

## ON STREET

1 Parking Space









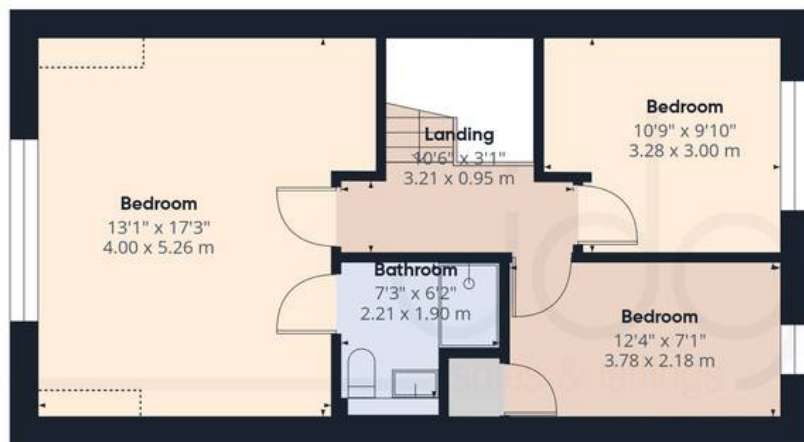




**Ground Floor** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

1659 ft<sup>2</sup>

154.3 m<sup>2</sup>

**Reduced headroom**

23 ft<sup>2</sup>

2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## JDG Estate Agents

66 Market Street, Lancaster - LA1 1HP

01524 843322 • [sales@jdg.co.uk](mailto:sales@jdg.co.uk) • [www.jdg.co.uk/](http://www.jdg.co.uk/)