



*New Quay Road*

**LANCASTER**



# No.44



Nestled along the picturesque quayside, 44 New Quay Road offers a tranquil setting with stunning views across the River Lune and the rolling countryside beyond. This exquisite property, built in 2014, combines modern living with the charm of a beautiful riverside location - the perfect family home!



Property Type:

*Townhouse*

Square Footage:

*1066 sqft*

Council Tax Band:

*D*

EPC Rating:

*B*

Tenure:

*Leasehold*

*Take a closer look...*



# Why Lancaster?



LIVING ON NEW QUAY ROAD PLACES YOU JUST OUTSIDE OF LANCASTER CENTRE, A CITY RICH IN HISTORY AND CULTURE. ENJOY LEISURELY WALKS ALONG THE RIVER LUNE, EXPLORE THE HISTORIC LANCASTER CASTLE, OR VISIT THE HISTORIC MARITIME MUSEUM & CITY MUSEUM. THE NEARBY WILLIAMSON PARK OFFERS BEAUTIFUL GREEN SPACES AND PANORAMIC VIEWS FROM THE ASHTON MEMORIAL.

THE AREA BOASTS EXCELLENT AMENITIES, INCLUDING HIGHLY RATED SCHOOLS, HEALTHCARE FACILITIES, AND A VARIETY OF SHOPS, CAFES, AND RESTAURANTS. FOR SPORTS ENTHUSIASTS, THE SALT AYRE LEISURE CENTRE AND LANCASTER UNIVERSITY SPORTS CENTRE OFFERS A RANGE OF FITNESS AND RECREATIONAL ACTIVITIES.

TRANSPORT LINKS ARE SUPERB, WITH EASY ACCESS TO THE M6 MOTORWAY, MAKING COMMUTING TO NEARBY CITIES A BREEZE. LANCASTER RAILWAY STATION PROVIDES REGULAR SERVICES TO MANCHESTER, LONDON, AND BEYOND, ENSURING YOU'RE WELL-CONNECTED TO THE REST OF THE UK, WHILST LANCASTER BUS STATION ALLOWS SEAMLESS TRAVEL WITHIN THE LUNE VALLEY & BAY AREA.

Lancaster City







PARKING



GARDEN



Externally, the rear garden is a landscaped oasis. Two patio spaces, a decked seating area, raised planting beds, and a garden shed make this a real haven for green-thumbed homeowners. The south-east orientation ensures the garden is bathed in sunlight throughout the day, creating a perfect space for relaxation and outdoor activities.

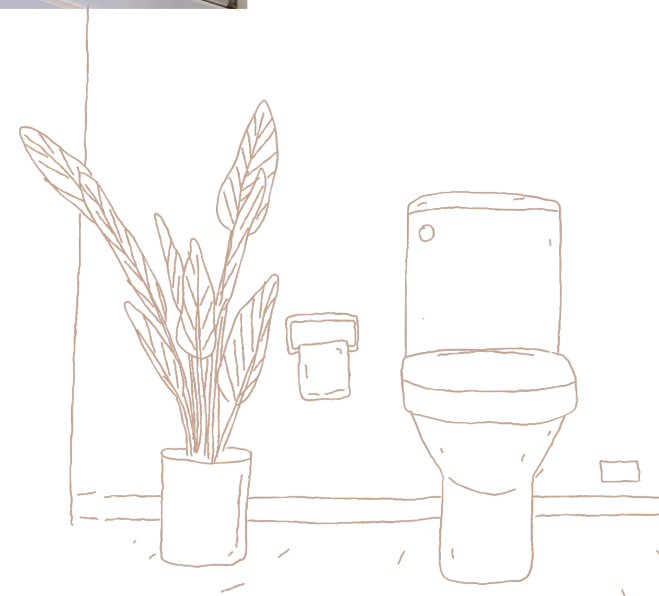


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# WHERE CAN I FIND...



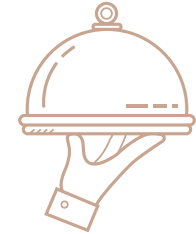
The Closest School?

Willow Lane Primary School is located just 0.7 miles away.



The Local Shop?

Morrisons daily is found just 0.6 miles from your doorstep.



A Delicious Meal?

Quite Simply French and it's fabulous menu awaits you, only 0.7 miles away.



Somewhere Nice to Walk the Dog?

A lovely walk along St Georges Quay is found right on your doorstep!



A Refreshing Pint?

Wagon & Horses is just 0.7 miles away, you could be back home in under 10 minutes!

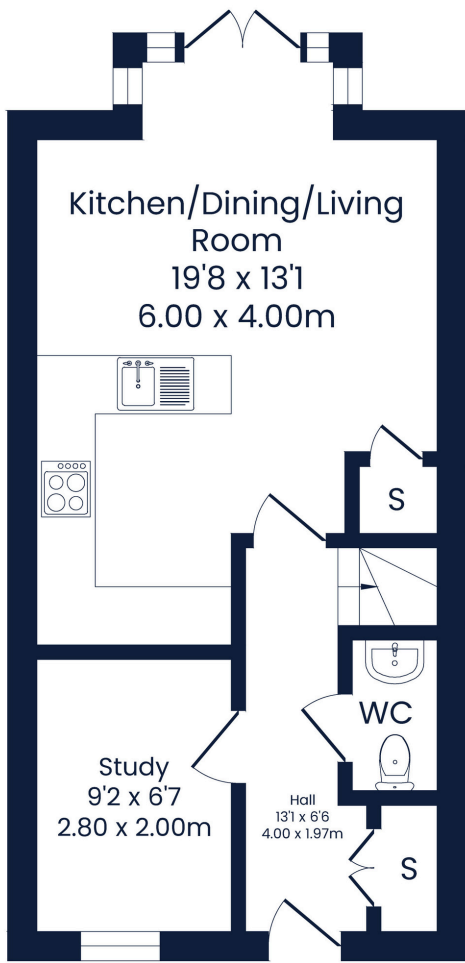


Your Local Property Experts?

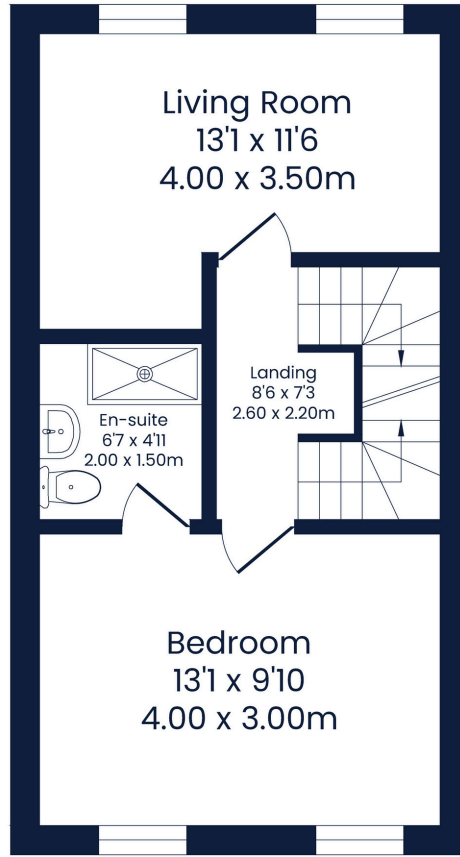
Our Office can be found in Caton, just 20 minutes down the road!







GROUND FLOOR



FIRST FLOOR



AVE  
ESTATES.  
**lunevalley**

**Total Floor Area: 1066 sq.ft (99.0 sq.m) approx.**

Ground Floor: 378 sq.ft (35.1 sq.m) approx.

First Floor: 361 sq.ft (33.5 sq.m) approx.

Second Floor: 327 sq.ft (30.4 sq.m) approx.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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 //drives.those.method



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