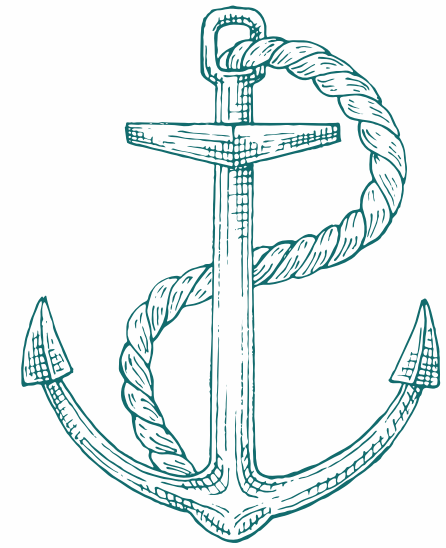


*Mariner Way*

LANCASTER



# MARINER WAY



Charming Three-Bedroom Family Terraced Home on Mariner Way,  
Found on Lancaster Quay!

Nestled within the sought-after St George's Quay area of Lancaster, Mariner Way presents an inviting modern townhouse which seamlessly blends convenience with contemporary living. This impeccably maintained residence offers an ideal property for various buyers, be it families seeking comfort or first-time buyers aspiring for a vibrant urban lifestyle.

Practical features such as double glazing, gas central heating, and parking to the front enhance the comfort and convenience of daily living.







Take a closer look...



Property Type:

*Terraced*

Square Footage:

*744* sqft

Council Tax Band

*C*

EPC Rating

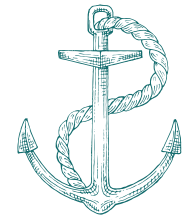
*B*

Tenure

*Leasehold*



# Why Lancaster?



NESTLED IN THE PICTURESQUE CITY OF LANCASTER, THIS REMARKABLE PROPERTY OFFERS AN UNPARALLELED BLEND OF HISTORIC CHARM AND CONTEMPORARY LUXURY. SITUATED IN LANCASHIRE, ALONG THE TRANQUIL BANKS OF THE RIVER LUNE, LANCASTER BOASTS A STORIED PAST DATING BACK TO ROMAN TIMES, EVIDENT IN ITS WELL-PRESERVED MEDIEVAL ARCHITECTURE AND VIBRANT CULTURAL SCENE.

THE PROPERTY'S LOCATION IN LANCASTER PROVIDES EASY ACCESS TO THE CITY'S MOST ICONIC LANDMARKS. LANCASTER CASTLE, A SYMBOL OF THE CITY'S RICH HISTORY AND HERITAGE, STANDS MAJESTICALLY NEARBY, OFFERING A GLIMPSE INTO CENTURIES OF FASCINATING STORIES AND LEGENDS. JUST A STONE'S THROW AWAY LIES THE MAGNIFICENT ASHTON MEMORIAL, AN ARCHITECTURAL MARVEL SET AMIDST STUNNING PARKLAND, OFFERING BREATHTAKING PANORAMIC VIEWS OF THE SURROUNDING COUNTRYSIDE. BEYOND ITS HISTORIC LANDMARKS, LANCASTER IS ALSO RENOWNED FOR ITS ACADEMIC EXCELLENCE, THANKS TO THE PRESENCE OF LANCASTER UNIVERSITY. THE UNIVERSITY NOT ONLY ENRICHES THE CITY'S CULTURAL TAPESTRY BUT ALSO FOSTERS A VIBRANT INTELLECTUAL COMMUNITY, CONTRIBUTING TO LANCASTER'S DYNAMIC AND THRIVING ATMOSPHERE.

Lancaster City





PARKING



GARAGE



GARDEN



BOASTING AN INVITING LAYOUT, THE ACCOMMODATION FEATURES AN ENTRANCE HALL, CONVENIENT DOWNSTAIRS W/C, AND A CONTEMPORARY KITCHEN WITH INTEGRATED COOKER AND GAS HOB. THE SPACIOUS LOUNGE DINER OPENS ONTO A PRIVATE, GENEROUSLY SIZED REAR GARDEN VIA FRENCH DOORS. UPSTAIRS, THREE STYLISH BEDROOMS AWAIT, INCLUDING A GENEROUS MASTER WITH EN-SUITE SHOWER FACILITIES, COMPLEMENTED BY AMPLE STORAGE INCLUDING AN AIRING CUPBOARD AND LOFT ACCESS. A MODERN FAMILY BATHROOM COMPLETES THE UPPER LEVEL. ADDITIONAL HIGHLIGHTS INCLUDE PARKING, DOUBLE GLAZING, AND CENTRAL HEATING WITH A MODERN THERMOSTAT SYSTEM.





MARINER WAY  
LANCASTER





Zzz... 9000

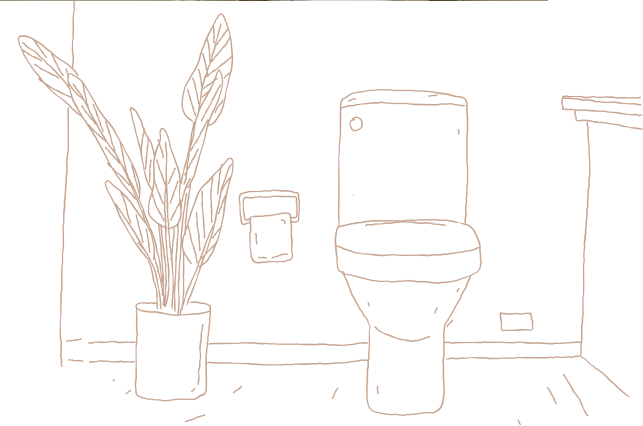












# WHERE CAN I FIND...



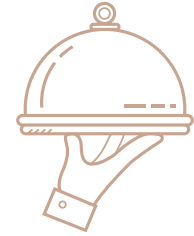
## The Closest School?

Willow Lane Community Primary School is a 5 minute drive, found just 0.9 miles away.



## The Local Shop?

SPAR is just 0.8 miles from your doorstep. Great for those essentials!



## A Delicious Meal?

Quite Simply French and it's luxurious atmosphere await you, just 0.8 miles away.



## Somewhere Nice to Walk the Dog?

A Nice walk along the historic Quay is right on your doorstep, boasting some spectacular views!



## A Refreshing Pint?

Merchants is just 1.0 miles into town, you could be back home in 20 minutes!



## Your Local Property Experts?

Our office is a 20 minute drive away - pop in to say hello, anytime!

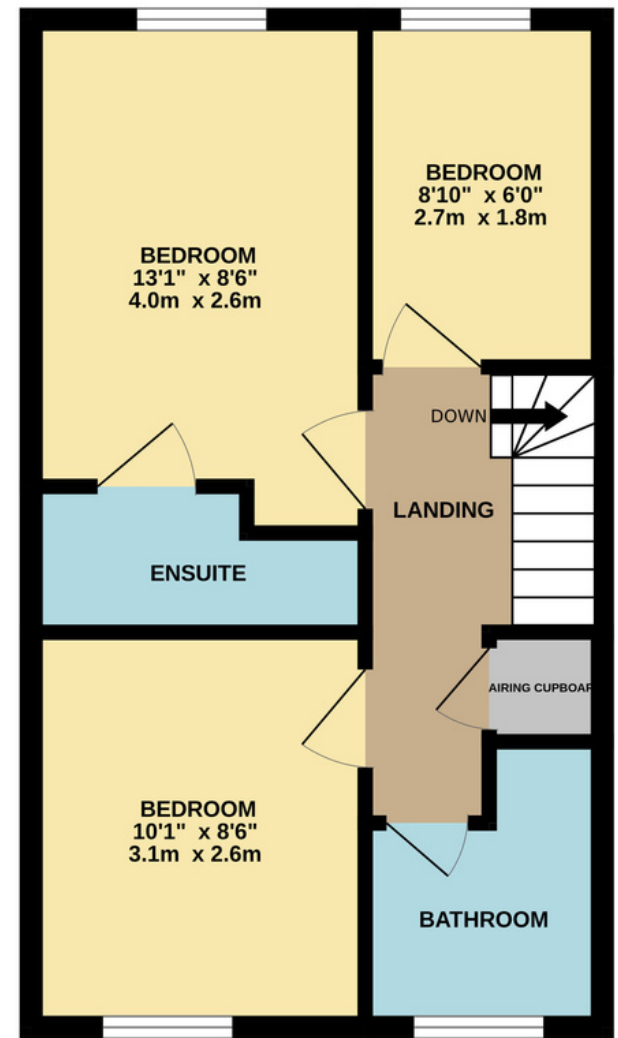
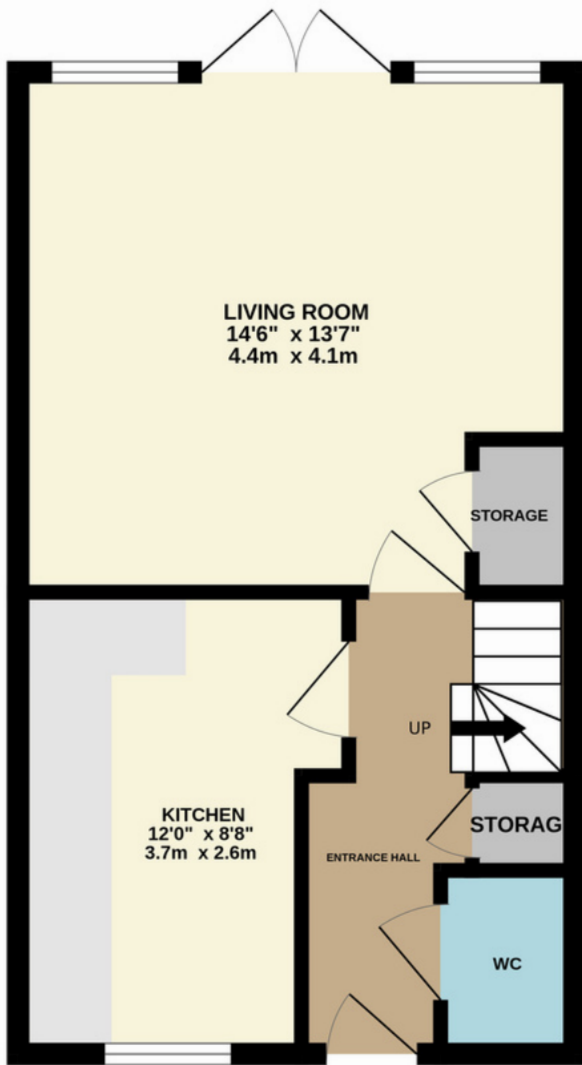












Total Floor Area: 744 sq.ft (69.2 sq.m) approx.

Ground Floor: 372 sq.ft (34.6 sq.m) approx.

First Floor: 372 sq.ft (34.6 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.





22, Mariner Way, Lancaster, LA1 5TS

 [///design.cones.rams](http://design.cones.rams)



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