





Mallside Close | Lancaster







3   
2+WC 

1 

 **lunevalley**  
ESTATES.



EPC -B



Band C



Freehold







Welcome to Mallside Close, set in a tranquil part of Lancaster that is close enough to the City Centre, but away from the hustle and bustle.

With easy walking distance to the stunning Williamson's Park and the magnificent Williamson's Memorial, this tranquil location has easy access to motorway and transport links, making the daily commute a breeze and offers a perfect blend of comfort and style for a vibrant lifestyle.

Drive through the quiet lanes and through a rural landscape which brings you to the 2015 development by Story Homes.



These well thought out Cul De Sacs offer the perfect blend of welcoming neighbourhoods and an idyllic setting for a relaxed yet connected feel. Mallside Close was completed in 2015 and has all the modern features that you would expect to find. A bright and spacious Kitchen Diner, a downstairs WC, a welcoming family room with garden views and three bedrooms, one with an En-suite, and a large and spacious Family Bathroom. Let us hang our coats in the hallway and start our tour...Welcome home to Mallside Close.





Step into the spacious hallway and admire the wooden staircase's elegant balustrade. Neutral tones throughout create a move-in ready ambiance. The ground floor offers access to the modern Kitchen Diner, cozy Family Lounge with garden access, and convenient Downstairs WC. The Kitchen Diner boasts ample cabinetry in matt cream tones, a large integral fridge freezer, and space for a dishwasher. The flooring is stylish walnut cushioned vinyl, complementing the pale units. The Family Lounge features views of the South facing garden, with ample natural light and space for a large sofa. Bedroom one offers garden views and a spacious layout, with an en-suite shower room for added privacy. Bedroom Two overlooks the quiet lane, while Bedroom Three is perfect for a nursery or home office. The bathroom offers a modern retreat with a full-sized tub and mains-fed shower. Outside, the South facing garden is perfect for entertaining, with a lawn, stylish fencing, and patio area suitable for a hot tub.

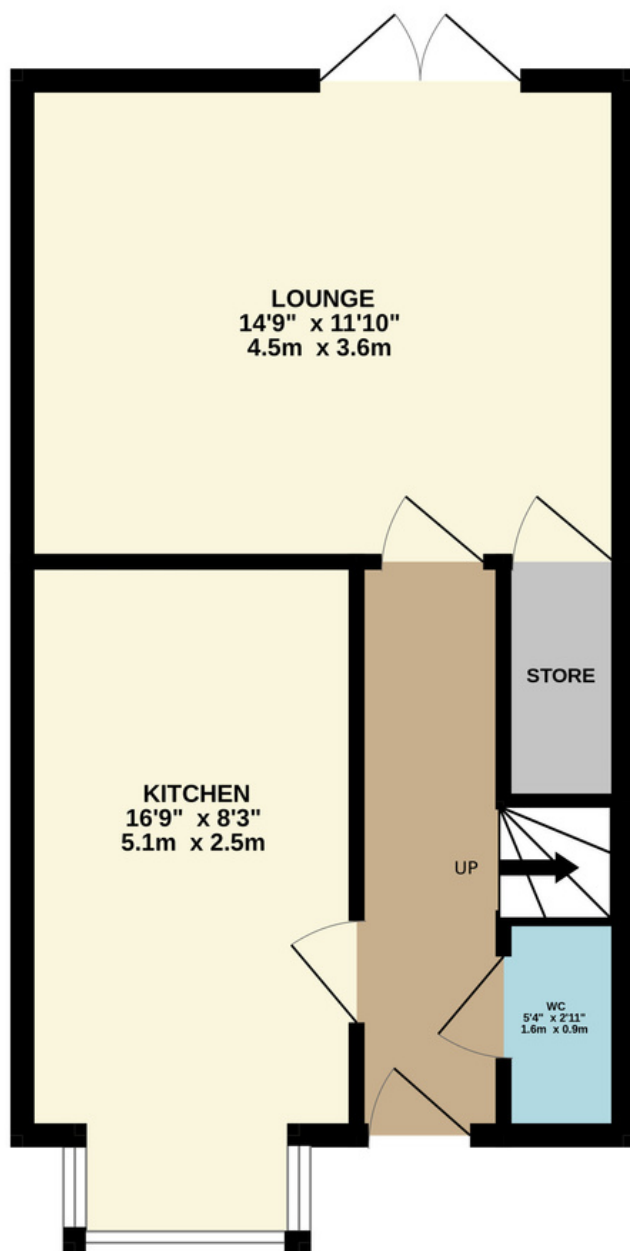




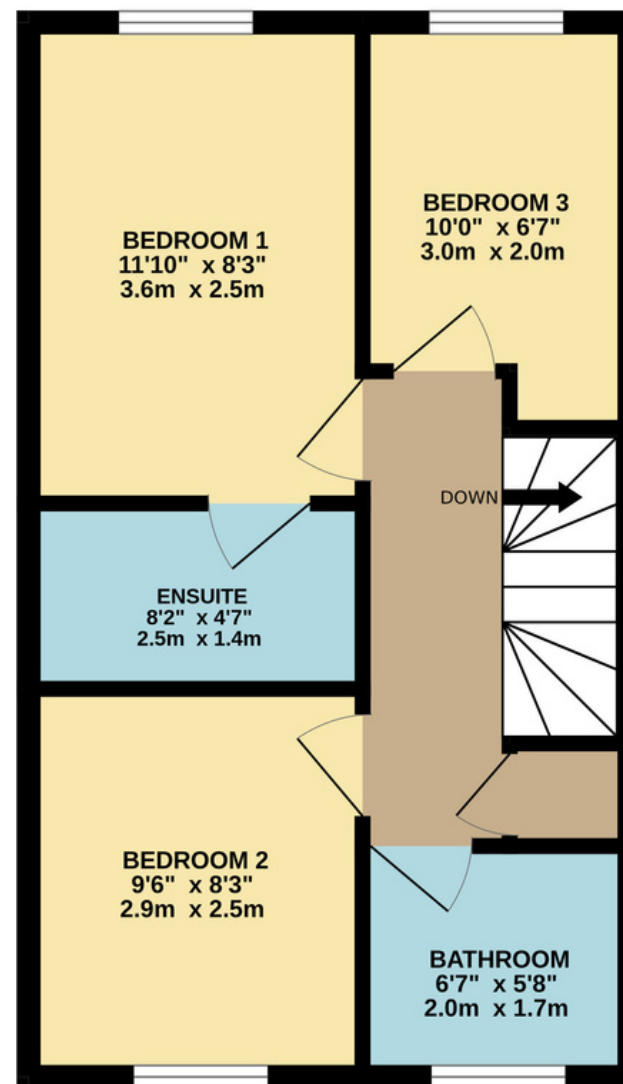




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.





# The Essentials



The White Cross  
*1.4 miles*



Co-op  
*0.4 miles*



Country Style  
Kitchen  
*1.1 miles*



Bowerham  
Pharmacy  
*1.6 miles*







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