



Coleman Drive

LANCASTER



COLEMAN DRIVE



Welcome to 32 Coleman Drive, a charming residence nestled just outside the centre of Lancaster, offering a perfect blend of modern comfort and timeless elegance. This delightful property presents an inviting atmosphere from the moment you arrive.

Nestled within the vibrant community of Lancaster, this property enjoys proximity to a host of amenities, including shops, schools, and recreational facilities. With its impeccable design, convenient layout, and desirable location, 32 Coleman Drive offers a truly exceptional living experience for those seeking a modern yet homely retreat in Lancaster.





Take a closer look...



Property Type:

Semi - Detached

Square Footage:

924 sqft

Council Tax Band:

C

EPC Rating:

B

Tenure:

Freehold

Why Lancaster?



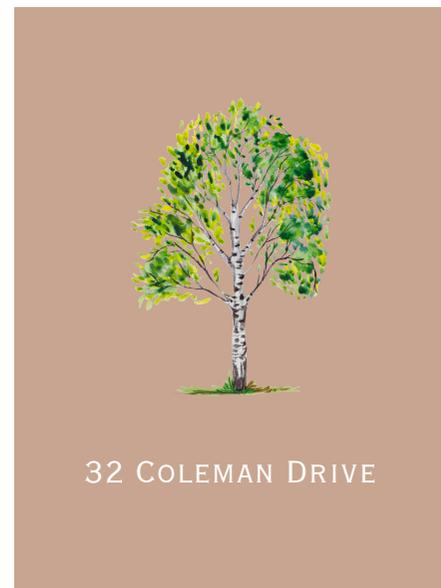
NESTLED IN THE HEART OF LANCASHIRE, LANCASTER OFFERS A CAPTIVATING BLEND OF HISTORIC CHARM, MODERN AMENITIES, AND CONVENIENT TRAVEL LINKS. STEEPED IN RICH HISTORY, THE CITY BOASTS ARCHITECTURAL WONDERS SUCH AS LANCASTER CASTLE AND COBBLED STREETS LINED WITH CENTURIES-OLD BUILDINGS.

LANCASTER'S AMENITIES CATER TO DIVERSE INTERESTS, WITH BUSTLING MARKETS, BOUTIQUE SHOPS, AND CULTURAL VENUES DOTTING THE CITY CENTER. THE HISTORIC MARKET GATE SHOPPING CENTRE INVITES INDULGENCE IN RETAIL THERAPY, WHILE THE LANCASTER CITY MUSEUM PROVIDES A JOURNEY THROUGH THE CITY'S PAST.

TRAVEL LINKS ARE EXCELLENT, WITH THE CITY CONVENIENTLY LOCATED NEAR THE M6 MOTORWAY, FACILITATING EASY ACCESS TO NEIGHBORING CITIES LIKE MANCHESTER, LIVERPOOL, AND PRESTON. THE RAILWAY STATION OFFERS REGULAR SERVICES TO MAJOR DESTINATIONS ACROSS THE UK, INCLUDING LONDON, EDINBURGH, AND GLASGOW. A COMPREHENSIVE NETWORK OF BUS ROUTES FURTHER ENHANCES TRANSPORTATION OPTIONS, ENSURING SEAMLESS NAVIGATION WITHIN THE CITY AND BEYOND. WHETHER EXPLORING ITS HISTORIC LANDMARKS, ENJOYING ITS VIBRANT CULTURAL SCENE, OR EMBARKING ON ADVENTURES FURTHER AFIELD, LANCASTER OFFERS A DYNAMIC AND WELCOMING DESTINATION FOR RESIDENTS AND VISITORS ALIKE.

Lancaster City





32 COLEMAN DRIVE



PARKING



GARDEN



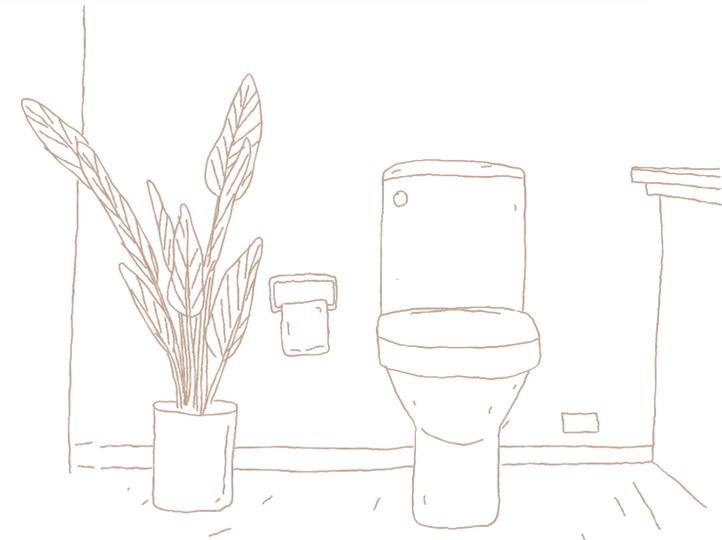
Externally, the property impresses - the picturesque frontage is graced with a double driveway, bordered by greenery, including a graceful silver birch tree, adding a touch of natural beauty. The entrance, adorned by a slated canopy, sets the tone for the fabulous interior which awaits within, whilst the rear provides a fabulous south-facing garden, boasting a lush lawn, external storage, and a sunny patio area. This idyllic outdoor space is perfect for relaxation and alfresco dining, offering sun coverage throughout the day - particularly enjoyable during the summer months!



Zzz... 9000







WHERE CAN I FIND...



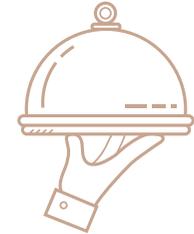
The Closest School?

The Cathedral Catholic Primary School is just 1.3 miles away!



The Local Shop?

Co-Op Lancaster is just 0.4 miles from your doorstep - a 10 minute walk!



A Delicious Meal?

The White Cross and it's fabulous menu awaits you, only 1.4 miles away.



Somewhere Nice to Walk the Dog?

Williamson Park can be accessed just 1.2 miles from your home.



A Refreshing Pint?

Lancaster Brewery is just 1 mile away, you could walk home in 20 minutes!

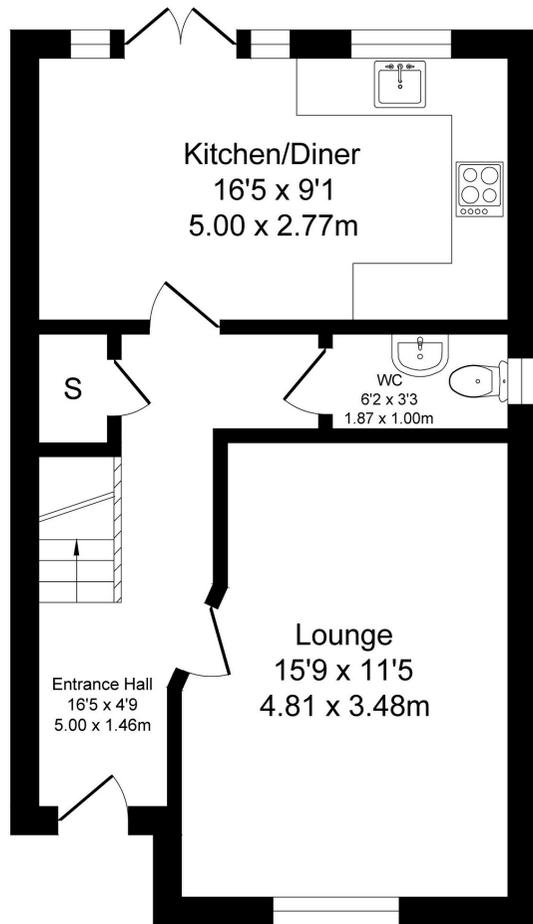


Your Local Property Experts?

Our office is a 9 minute drive away - pop in to say hello, anytime!

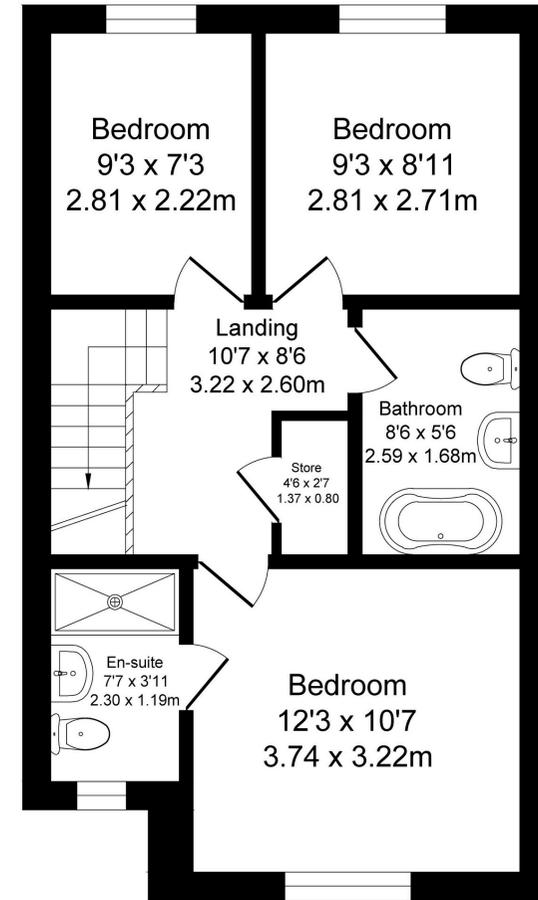




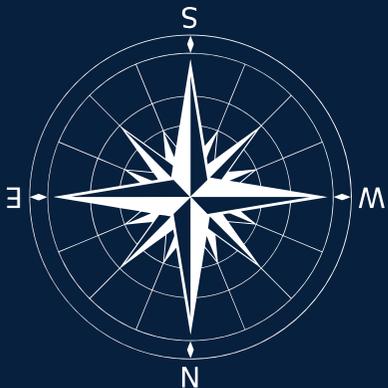


Ground Floor

VAE
ESTATES.
lunevalley



First Floor



Total Floor Area: 924 sq ft (85.8 sq.m) approx.

Ground Floor: 462 sq.ft (42.9 sq.m) approx.

First Floor: 462 sq.ft (42.9 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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