



Abram Rose

LANCASTER



18 ABRAM CLOSE



Welcome to your dream home! Nestled in the picturesque and highly sought-after area of St. George's Quay, this beautifully presented four/five-bedroom semi-detached house on Abram Close offers an exceptional blend of modern comfort and timeless elegance.

Perfectly situated to enjoy the best of both worlds—peaceful riverside living with easy access to the vibrant city amenities—this property is a true gem.



Property Type:

Semi-Detached House

Square Footage:

1329_{sqft}

Council Tax Band:

D

EPC Rating:

B

Tenure:

Leasehold

Take a closer look...



Why Lancaster?



ABRAM CLOSE IS A RESIDENTIAL AREA LOCATED IN LANCASTER, A HISTORIC CITY IN LANCASHIRE, ENGLAND. SPECIFICALLY, ABRAM CLOSE IS SITUATED IN THE ST. GEORGE'S QUAY AREA, WHICH IS KNOWN FOR ITS PICTURESQUE RIVERSIDE SETTING ALONG THE RIVER LUNE.

RESIDENTS OF ABRAM CLOSE BENEFIT FROM A RANGE OF LOCAL AMENITIES. THERE ARE NEARBY SHOPS, CAFES, AND RESTAURANTS, PARTICULARLY ALONG ST. GEORGE'S QUAY, WHICH PROVIDE CONVENIENT OPTIONS FOR DINING AND SHOPPING. THE AREA ALSO HAS LOCAL SCHOOLS, HEALTHCARE FACILITIES, AND RECREATIONAL SPACES, MAKING IT A WELL-ROUNDED COMMUNITY.

ST. GEORGE'S QUAY, WHERE ABRAM CLOSE IS LOCATED, HAS HISTORICAL SIGNIFICANCE. THE QUAY ITSELF DATES BACK TO THE 18TH CENTURY AND WAS ONCE A BUSTLING PORT AREA. TODAY, IT RETAINS MUCH OF ITS HISTORICAL CHARM WITH WELL-PRESERVED ARCHITECTURE AND SCENIC VIEWS ALONG THE RIVER.

Lancaster City





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GARAGE



PARKING



GARDEN



The private garden is a real highlight of this home, offering a serene outdoor space for relaxation and recreation. Whether you enjoy gardening, outdoor dining, or simply soaking up the sun, this garden provides the perfect backdrop and benefits from plenty of afternoon sun!

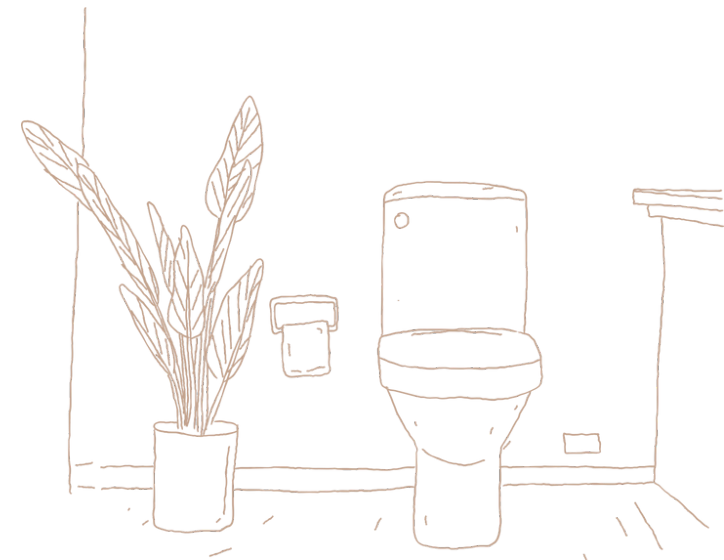
Additional features of this exceptional property include a driveway with ample parking space, an integrated garage, central heating and double glazing throughout, and high-speed internet connectivity. This home combines comfort, style, and convenience, making it the perfect place to call home.



Zzz... 000







WHERE CAN I FIND...



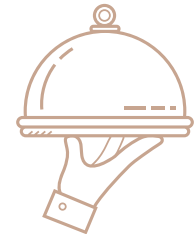
The Closest School?

Willow Lane Primary School
is just 0.5 miles away.



The Local Shop?

Morrisons daily is just 0.4
miles from your doorstep.



A Delicious Meal?

Quite Simply French and
it's fabulous menu awaits
you, only 0.3 miles away.



Somewhere Nice to Walk
the Dog?

A lovely walk down St Georges
Quay can be accessed 0.1 miles
from your home just a 3 min walk.



A Refreshing Pint?

Wagon & Horses is just 0.3 miles
away, you could be back home
in under 10 minutes!

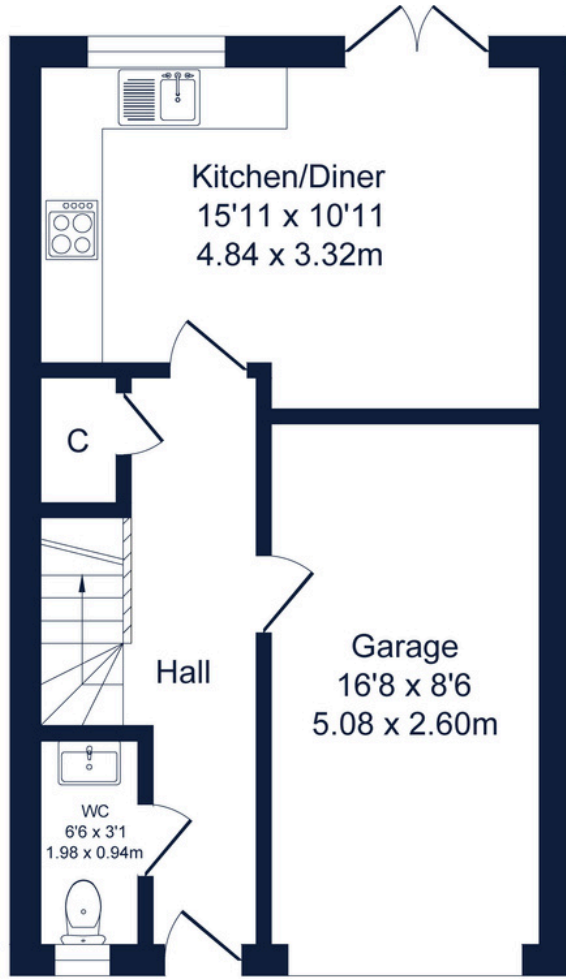


Your Local Property Experts?

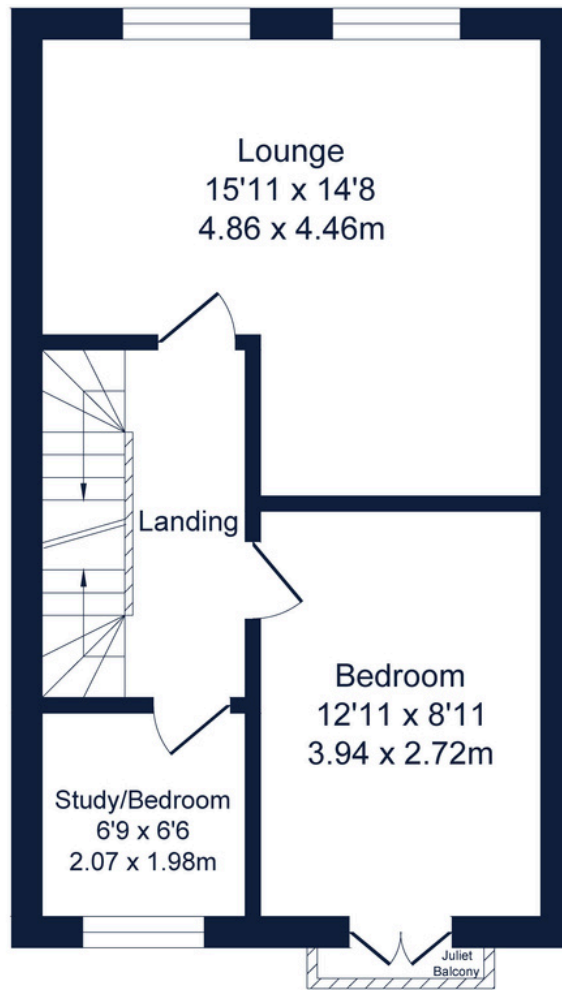
Our Lovely Lune Valley Team
are available via Email or
phone 7 Days!







GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

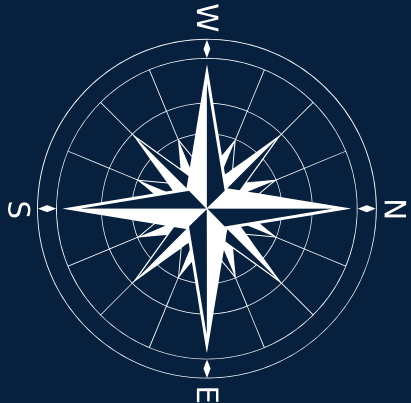
Total Floor Area: 1329 sq.ft (123.6 sq.m) approx.

Ground Floor: 443 sq.ft (41.2 sq.m) approx.

First Floor: 443 sq.ft (41.2 sq.m) approx.

Second Floor: 443 sq.ft (41.2 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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