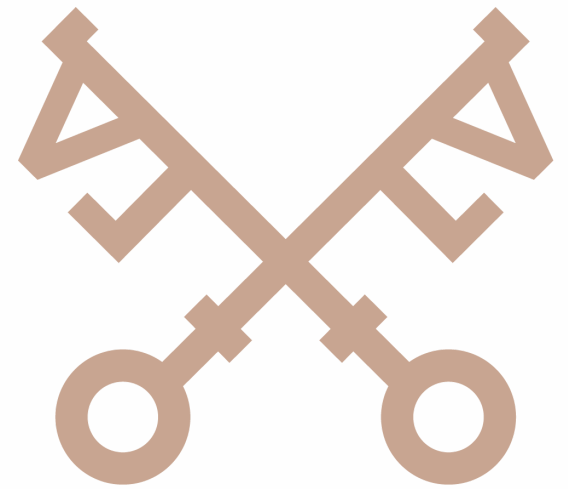




2 Coronation Way
Lancaster



CORONATION WAY, LANCASTER



Beautifully presented and occupying a generous plot, this impressive four-bedroom detached home offers spacious open-plan living, private gardens, ample parking and excellent potential to grow with your family, all within one of Lancaster's most sought-after residential locations. This beautifully maintained four-bedroom detached home has been thoughtfully designed with modern family living in mind. Offering spacious, light-filled accommodation, a superb open-plan living space, generous gardens and exciting potential to extend, it is a home that can effortlessly adapt as family life evolves. Immaculately presented throughout and ready to move straight into, this is a property that offers both immediate comfort and long-term flexibility in equal measure. A welcoming entrance hallway sets the tone for the accommodation beyond, creating a bright and inviting first impression. A convenient ground floor WC serves everyday family life, while the integral garage provides excellent storage and offers exciting potential to convert into additional living accommodation, subject to the necessary consents. Positioned to the front of the property, the stylish modern kitchen has been thoughtfully designed to provide both practicality and contemporary appeal, offering an excellent space for busy family life. Leading directly from the kitchen is a useful utility room, providing additional storage and laundry facilities while helping to keep the main living areas organised and clutter-free. To the rear, the home opens into a superb open-plan lounge and dining room, a wonderful space that naturally brings the family together. Flooded with natural light from the patio doors, this generous room enjoys direct access to the garden, making it equally suited to everyday living, entertaining friends or enjoying summer evenings with the doors thrown open. The first floor has been thoughtfully designed to meet the needs of modern family life, offering four well-proportioned bedrooms that provide flexibility for families of all sizes. Whether accommodating younger children, teenagers, overnight guests or creating a dedicated home office, each room offers comfortable and versatile living space with plenty of natural light.



Property Type:

*Detached
Property*

Square Footage:

1205_{sqft}

Council Tax Band:

D

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Lancaster?

CORONATION WAY IS SITUATED WITHIN THE EVER-POPULAR BEAUMONT AREA OF LANCASTER, A WELL-ESTABLISHED RESIDENTIAL SETTING THAT CONTINUES TO ATTRACT FAMILIES THANKS TO ITS EXCELLENT CONVENIENCE, GREEN SURROUNDINGS AND STRONG SENSE OF COMMUNITY. THE LOCATION OFFERS EASY ACCESS TO A RANGE OF EVERYDAY AMENITIES, INCLUDING LOCAL SHOPS, SUPERMARKETS, HEALTHCARE FACILITIES AND LEISURE OPPORTUNITIES, WHILE LANCASTER CITY CENTRE IS JUST A SHORT DRIVE AWAY.

FOR FAMILIES, THE AREA IS PARTICULARLY APPEALING, WITH A SELECTION OF WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS WITHIN EASY REACH, MAKING IT AN EXCELLENT LONG-TERM LOCATION FOR THOSE LOOKING TO SETTLE AND GROW. REGULAR BUS SERVICES OPERATE NEARBY, AND THE M6 MOTORWAY (JUNCTION 34) IS EASILY ACCESSIBLE, PROVIDING STRAIGHTFORWARD CONNECTIONS TO PRESTON, MANCHESTER, THE LAKE DISTRICT AND BEYOND.

ONE OF THE AREA'S GREATEST ATTRACTIONS IS ITS ACCESS TO OUTDOOR SPACE. NEARBY WALKING ROUTES, PARKS AND OPEN COUNTRYSIDE PROVIDE PLENTY OF OPPORTUNITIES FOR RECREATION, DOG WALKING AND FAMILY OUTINGS, WHILE THE RIVER LUNE CYCLE PATH AND SURROUNDING GREEN SPACES ARE WITHIN EASY REACH FOR THOSE WHO ENJOY AN ACTIVE LIFESTYLE.

LANCASTER ITSELF OFFERS A VIBRANT MIX OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS AND CULTURAL ATTRACTIONS, INCLUDING THE HISTORIC LANCASTER CASTLE, WILLIAMSON PARK AND THE CITY'S THRIVING ARTS AND MUSIC SCENE. THE NEARBY COASTLINE AT MORECAMBE BAY ALSO PROVIDES BEAUTIFUL COASTAL WALKS AND STUNNING SUNSETS, ADDING TO THE LIFESTYLE APPEAL OF THE LOCATION.

2 Coronation Way, Lancaster

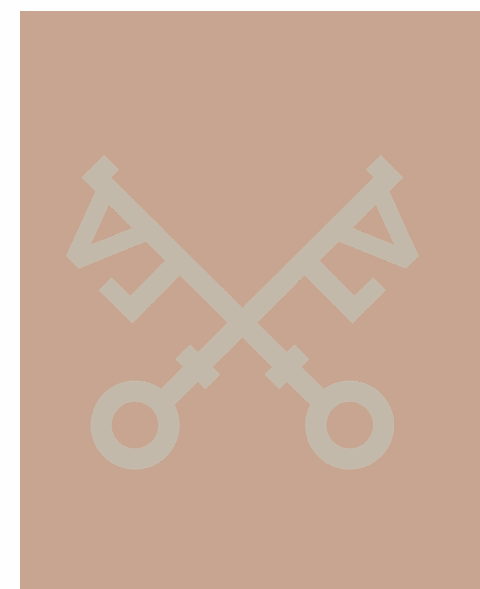




THE ENCLOSED REAR GARDEN HAS BEEN THOUGHTFULLY LANDSCAPED TO CREATE A PRIVATE AND WELCOMING OUTDOOR SPACE. A GENEROUS PATIO PROVIDES THE PERFECT SETTING FOR AL FRESCO DINING AND ENTERTAINING, WHILE THE LAWN OFFERS PLENTY OF ROOM FOR CHILDREN TO PLAY. SURROUNDED BY MATURE TREES, ESTABLISHED SHRUBS AND COLOURFUL PLANTING, THE GARDEN ENJOYS AN EXCELLENT DEGREE OF PRIVACY AND CREATES A PEACEFUL SETTING TO RELAX THROUGHOUT THE SEASONS.

BEAUTIFULLY MAINTAINED, OFFERING GENEROUS FAMILY ACCOMMODATION AND OCCUPYING A PLOT THAT PROVIDES BOTH PRIVACY AND FUTURE POTENTIAL, THIS IS A HOME THAT WILL APPEAL TO BUYERS LOOKING FOR SOMEWHERE THEY CAN SIMPLY MOVE INTO AND ENJOY FROM DAY ONE. COMBINING PRACTICAL LIVING SPACES WITH A HIGHLY SOUGHT-AFTER LOCATION, IT REPRESENTS A WONDERFUL OPPORTUNITY TO SECURE A LONG-TERM FAMILY HOME IN ONE OF LANCASTER'S MOST DESIRABLE RESIDENTIAL NEIGHBOURHOODS.











Zzz...o_o





WHERE CAN I FIND...



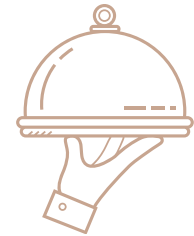
The Closest Schools?

Skerton Cof E - 3 Minute Drive &
16 Minute Walk Lancaster High
Schools - All easily accessible via
foot or public transport



The Local Shop?

Spar - 2 Minute Drive



A Delicious Meal?

Cross Keys, Slyne - 3
Minute Drive



Somewhere Nice to Walk the Dog?

River Lune & Canal Towpath -
On Your Doorstep!



A Refreshing Pint?

Slyne Lodge - 3 Minute Drive

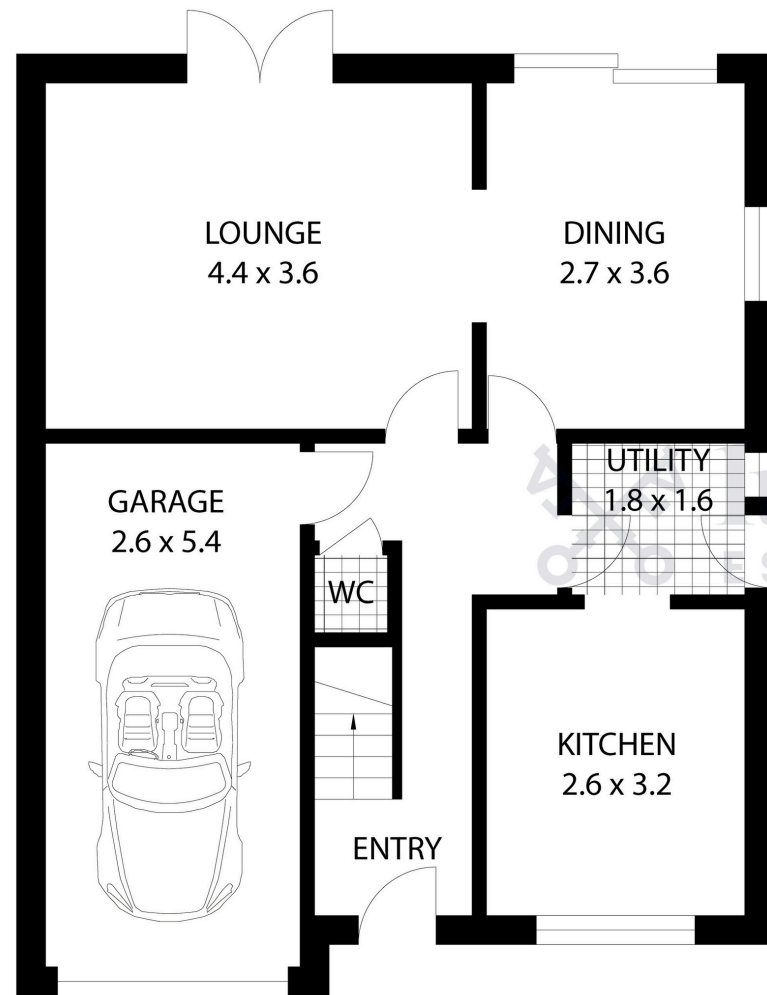


Closest Transport Links

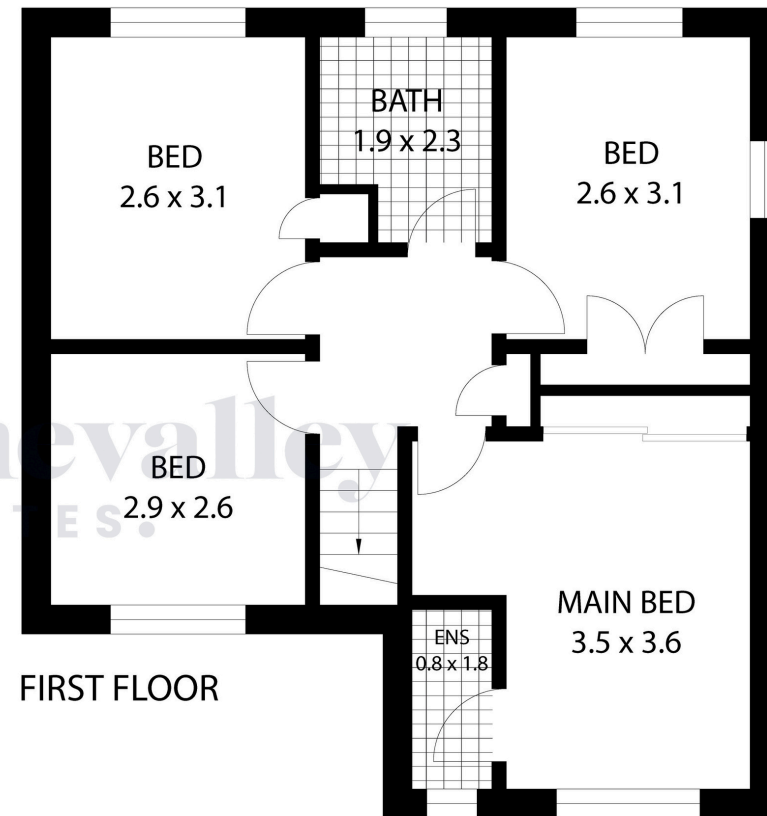
Bus - Woodlands Drive Stop -
3 Minute Walk
Rail - Lancaster Station - 15
Minute Drive







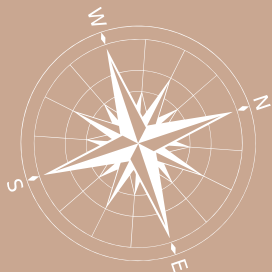
GROUND FLOOR



FIRST FLOOR

INTERNAL AREA = 112.0 SQ.M - 1,205 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

2 Coronation Way
Lancaster

2 Coronation Way, Lancaster, LA1 2TQ



///duty.drama.stunt



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com