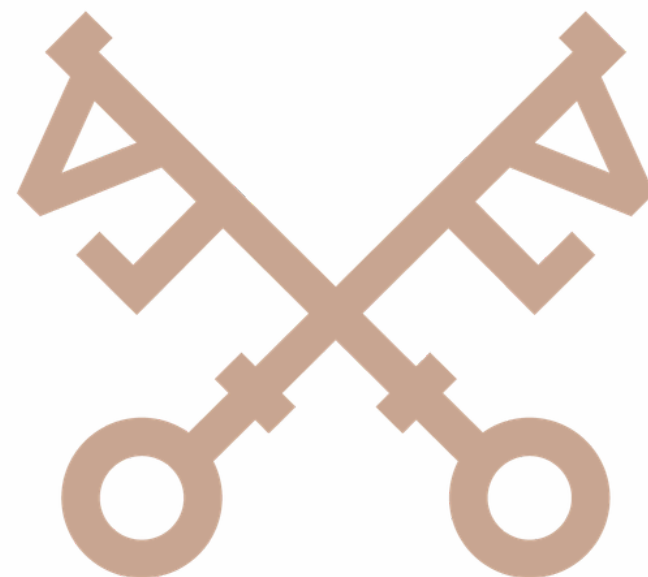




Abram Close, Lancaster

 **lunevalley**  
ESTATES.

## 26 ABRAM CLOSE



A modern semi-detached townhouse offering comfortable, contemporary living, ideally suited to first-time buyers, young families or those looking for a well-presented home in Lancaster. Abram Close combines a practical layout with light, versatile accommodation, complemented by the added benefits of off-road parking to the front and a private rear garden. A home that balances everyday practicality with a welcoming feel, ready for its next owners to make their own.

To the front, the property benefits from off-road parking, providing convenient parking directly outside the home. To the rear, a private garden offers a pleasant outdoor space to enjoy during the warmer months, whether relaxing with a morning coffee, dining outdoors or entertaining friends and family. Together, the parking and private garden add valuable practicality to this modern Lancaster home.

life is too  
short  
to be  
anything  
but  
*Happ*



*Take a closer look...*



Property Type:

*Townhouse*

Square Footage:

*771sqft*

Council Tax Band:

*C*

EPC Rating:

*B*

Tenure

*Leasehold*



# Why Lancaster?

ABRAM CLOSE, PART OF THE SOUGHT-AFTER ST GEORGES WALK DEVELOPMENT NEAR ST GEORGES QUAY. THIS STYLISH NEW-BUILD COMMUNITY IS JUST A 10-MINUTE WALK FROM LANCASTER CITY CENTRE, OFFERING CONVENIENCE AND CHARM. PERFECTLY SUITED FOR COUPLES, FAMILIES, AND PROFESSIONALS, THE LOCATION BOASTS EASY ACCESS TO THE RIVER LUNE'S SCENIC PATHS, HISTORIC LANDMARKS LIKE LANCASTER CASTLE, AND AN ARRAY OF TRENDY WINE BARS AND PUBS ALONG THE QUAY. PLUS, LANCASTER TRAIN STATION IS JUST A SHORT STROLL AWAY, MAKING COMMUTING TO MANCHESTER, LONDON, AND BEYOND A BREEZE.

26 Abram Close





SITUATED ON THE POPULAR ABRAM CLOSE DEVELOPMENT, JUST OFF ST GEORGE'S WALK, THIS PROPERTY ENJOYS A CONVENIENT POSITION CLOSE TO LANCASTER CITY CENTRE AND THE HISTORIC ST GEORGE'S QUAY. THE SURROUNDING AREA OFFERS AN APPEALING BLEND OF CITY LIVING AND RIVERSIDE SURROUNDINGS, WITH THE SCENIC PATHWAYS ALONG THE RIVER LUNE PROVIDING A LOVELY SETTING FOR WALKING, RUNNING AND CYCLING.

LANCASTER'S VIBRANT CITY CENTRE IS WITHIN EASY WALKING DISTANCE, OFFERING A WIDE CHOICE OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS, TRADITIONAL PUBS AND WINE BARS, ALONGSIDE HISTORIC ATTRACTIONS INCLUDING LANCASTER CASTLE. LANCASTER RAILWAY STATION IS ALSO CONVENIENTLY ACCESSIBLE, PROVIDING REGULAR SERVICES TO DESTINATIONS INCLUDING MANCHESTER AND LONDON, MAKING THE LOCATION WELL SUITED TO COMMUTERS. WITH EVERYDAY AMENITIES, LEISURE FACILITIES AND EXCELLENT TRANSPORT LINKS CLOSE AT HAND, ABRAM CLOSE OFFERS A PRACTICAL AND APPEALING BASE FOR ENJOYING ALL THAT LANCASTER HAS TO OFFER.





THE GROUND FLOOR CENTRES AROUND AN OPEN-PLAN KITCHEN AND LOUNGE, CREATING A WELCOMING AND SOCIABLE SPACE FOR EVERYDAY LIVING. THE LAYOUT MAKES EXCELLENT USE OF THE AVAILABLE SPACE, WITH THE KITCHEN PROVIDING A PRACTICAL SETTING FOR COOKING AND THE ADJOINING LOUNGE OFFERING ROOM TO RELAX AND UNWIND. A CONVENIENTLY POSITIONED W.C. COMPLETES THIS FLOOR.

THE UPPER FLOORS PROVIDE THREE BEDROOMS, COMPRISING TWO SPACIOUS DOUBLE BEDROOMS ALONGSIDE A FURTHER SINGLE BEDROOM, OFFERING FLEXIBILITY FOR FAMILY LIFE, GUESTS OR A HOME OFFICE. THE ACCOMMODATION IS COMPLEMENTED BY A WELL-APPOINTED FAMILY BATHROOM. THE NEUTRAL DÉCOR THROUGHOUT CREATES A LIGHT AND ADAPTABLE BACKDROP, READY FOR A NEW OWNER TO MAKE THEIR OWN, WHILE THE TOWNHOUSE LAYOUT PROVIDES A PRACTICAL SEPARATION BETWEEN THE LIVING AND SLEEPING SPACES.

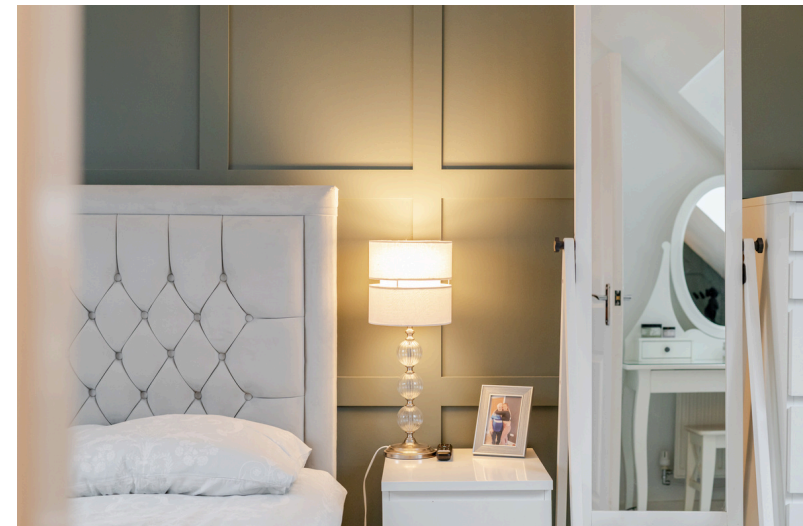








Zzz...ooo



# WHERE CAN I FIND...



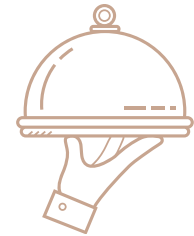
The Closest Schools?

Willow Lane Primary School - 3 Minute Drive & 14 Minute Walk



The Local Shop?

Spar - 4 Minute Drive and 18 Minute Walk



A Delicious Meal?

Wagon & Horses - 2 Minute Drive & 7 Minute Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling right on your doorstep!



A Refreshing Pint?

Tite & Locke - 3 Minute Drive & 9 Minute Walk

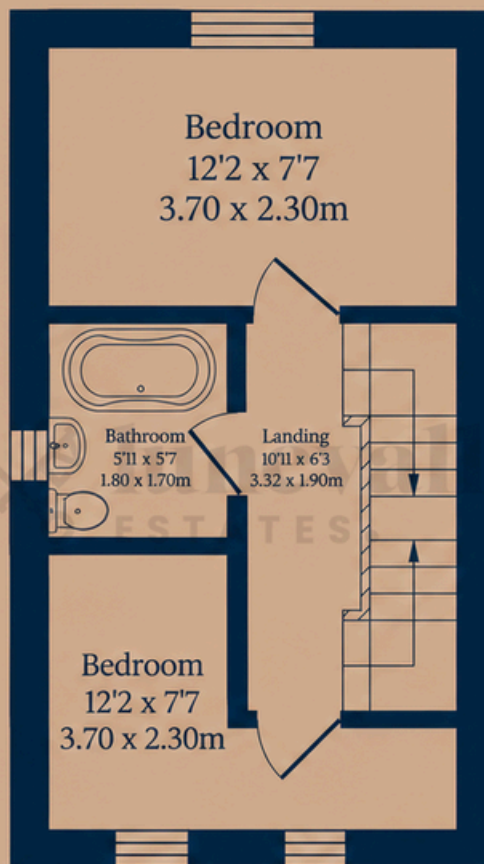


Closest Transport Links

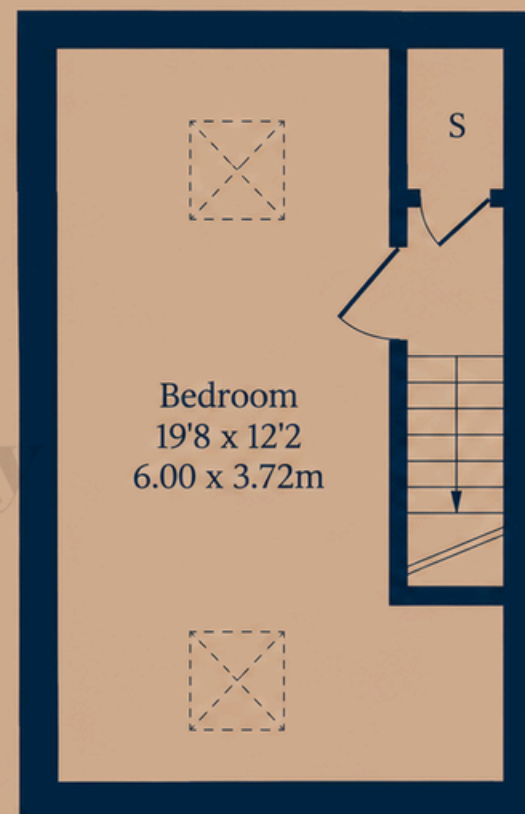
Lancaster Train Station - 3 Minute Drive and 9 Minute Walk



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Abram Close, Lancaster, LA1 5WB

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 SQ.M.)



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.

26 Abram Close,

Lancaster

**LA1 5WB**



///back.tried.test



**lunevalley**  
**ESTATES.**

015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)