



## 28 Earl Street, Lancaster, LA1 2AF

Are you looking for an exciting property, located in a quiet discreet location, with excellent access to Lancaster City Centre? We have just the one for you! Although this property requires works in areas, major works have been undertaken, such as a newly installed roof approx. 3 years ago and a new gas central heating boiler, which was installed approx. 12 months ago, with a warranty until 11th September 2028. With two good sized bedroom, two generous reception rooms, residential parking and a secure rear yard.

Located on Earl Street to the North of the River Lune, this beautiful mid terraced home is a short walk away from a breadth of independent shops, pubs and eateries located in the historic market town of Lancaster. With a West Coast mainline train station an approximate 15 minutes walk away and the M6 motorway an approximate 5 minute drive, as well as access to the local universities via public transport, and well regarded primary and secondary schools.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Hall

Entered via a UPVC double glazed door with hardwood flooring, a radiator and stairs leading to the first floor.

#### Dining Room

**11'9" x 11'3" (3.59 x 3.45)**

A bright and spacious room, fitted with a UPVC double glazed window, hardwood flooring and a radiator.

#### Living Room

**11'3" x 10'2" (3.45 x 3.10)**

Fitted with a feature living flame gas fireplace, in a decorative surround, providing the perfect backdrop for a cosy winters evening. With a UPVC double glazed window, coving to the ceiling, hardwood flooring and a radiator.

#### Kitchen

**8'8" x 6'9" (2.66 x 2.06)**

Fitted with range of wall and base units with a complementary worktop over and an inset stainless steel sink unit with mixer tap. Fitted appliances include a four-ring gas hob with extractor above and a fan oven, with space for an undercounter fridge freezer and plumbing for a washing machine. With a UPVC double glazed window, tiled flooring and a radiator, and a UPVC double glazed door providing access to the rear yard.

#### Cellar

**15'0" x 10'2" (4.59 x 3.10)**

Stairs lead from the kitchen to spacious cellar room. A perfect storage area with light and power.

#### First Floor Landing

A spacious landing area, fitted with a built-in storage cupboard and access to a loft area.

#### Bathroom

**8'8" x 6'9" (2.66 x 2.06)**

Fitted with a three-piece suit consisting of a WC, a feature glass wash hand basin and a bath, with a shower over and tiled surround. With a UPVC double glazed frosted window, a gas central heating boiler, and a heated towel rail.

#### Bedroom Two

**11'9" x 8'11" (3.59 x 2.73)**

Fitted with a UPVC double glazed window and a radiator.

#### Bedroom One

**14'5" x 10'2" (4.41 x 3.10)**

A large and spacious room, fitted with a range of built-in wardrobes, a UPVC double glazed window and a radiator.

#### Outside

To the front of the property there is on street, residential parking. To the rear, a yard can be found with a secure wooden gate fencing. This provides the perfect area to sit out on a warm summers day.

#### Services

Mains electric, mains gas, mains water and mains drainage.

#### Council Tax

Band A - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

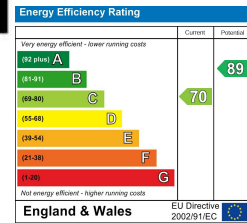
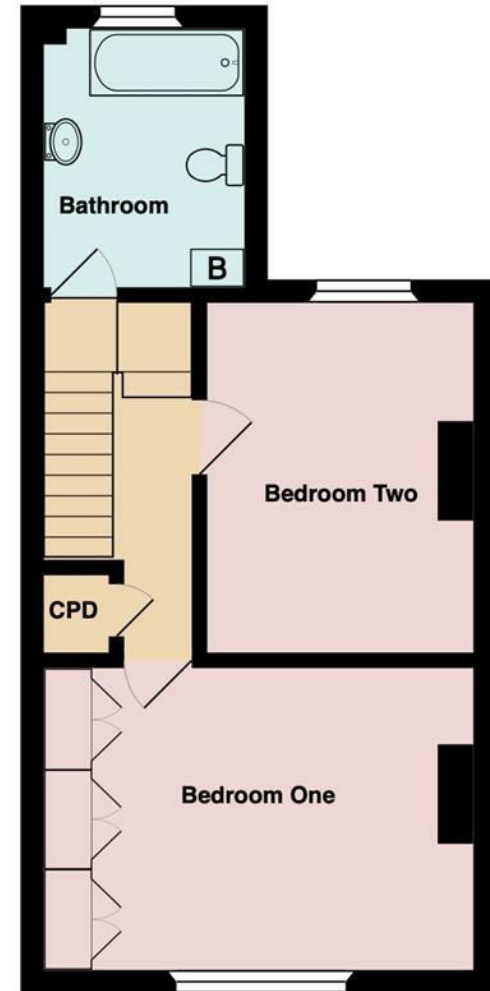
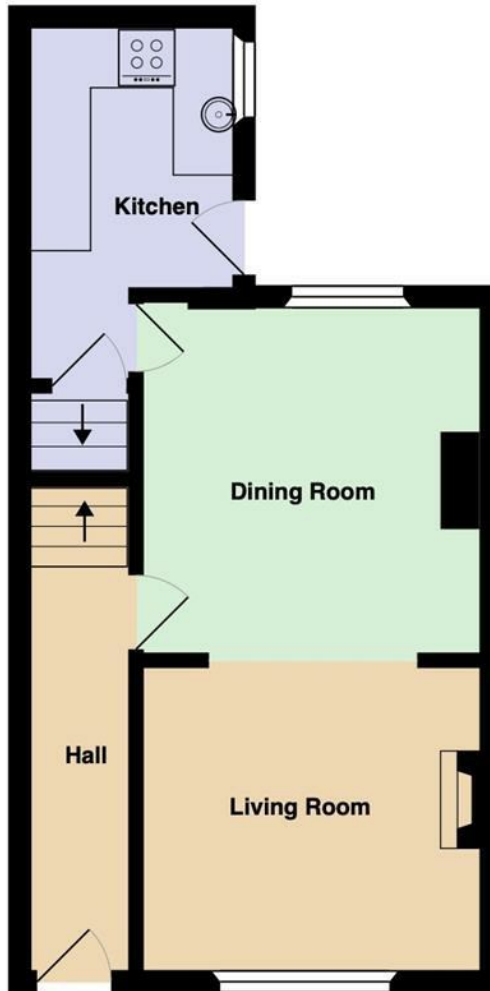
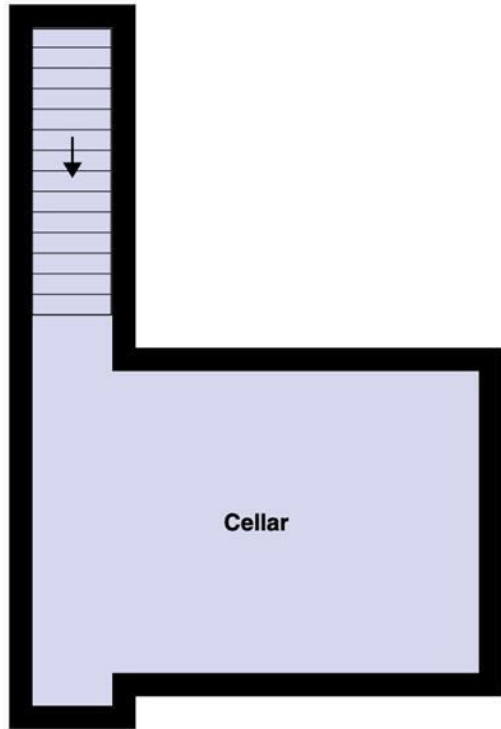
The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

#### Please Note:

This property requires some level of work eg correction of damp to the exterior wall. However recent renovations include a newly installed roof, approximately 3 years ago and a new gas central heating boiler approximately 12 months ago with a warranty until 11th September 2028.







# Your Award Winning Houseclub

