



31 Charles Street, Lancaster, LA1 4UU

Are you looking for a property located in central Lancaster with off road parking, two good sized bedrooms and a garden? This beautiful end terraced home offers all that and more. Ready to move into, this fantastic home offers living over three floors and comes with plenty of storage, as well as a plethora of local and national shops, locally eateries and wine bars and within a short walk.

Situated on Charles Street, this property is located a stones throw away from the Royal Lancaster Infirmary. It is a short trip to the University of Cumbria and lies on the main bus route providing access to Lancaster University and further afield. Surrounded by highly regarded primary and secondary schools including both the local Grammar Schools, this charming home has excellent transport links including the M6 motorway and Lancaster Train Station which sits on the West Coast mainline.



Layout (With Approx. Dimensions)

Entrance Porch

Entered via a UPVC double glazed door, leading into an entrance vestibule, with a wooden internal door which leads into:

Living Dining Room

13'8" x 12'0" (4.18 x 3.66)

A spacious open plan living room, with ample space for living as well as a dining table. Fitted with a UPVC double glazed window, a handy under stair storage area and a radiator. Saloon doors leads into:

Kitchen

12'0" x 5'3" (3.66 x 1.62)

Fitted with range of wall and base units with a complementary worktop over and one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a freestanding cooker with a four ring hob and extractor hood above, with space fridge freezer. Fitted with a gas central heating boiler, a UPVC double glazed window and a radiator.

Rear Porch

4'11" x 2'10" (1.51 x 0.87)

A handy room, perfect for storing coats and muddy boots. Fitted with a UPVC double glazed door providing access to the rear garden.

Bathroom

Fitted with a three-piece suite comprising a WC, a wash handbasin and bath with a shower over and a tiled surround. With a UPVC double glazed frosted window and a radiator.

Second Floor Landing

Stairs lead to a small second floor landing, with access to a loft space.

Bedroom One

12'11" x 12'0" (3.96 x 3.68)

Fitted with three UPVC double glazed windows, providing the room with ample natural light and views across Lancaster. This room is fitted with a radiator.

Bedroom Two

9'7" x 8'9" (2.94 x 2.69)

Fitted with a UPVC double glazed window providing rooftop views across Lancaster, and a radiator.

Outside

To the front of the property there is off-road parking for one car with stairs leading to the front door and a gate leading to the side. To the rear, an enclosed garden can be found with a wooden decking area perfect for sitting out and a flagged pathway and gated providing access to the front of the property. With a planted border, housing herbs such as mint, there is ample scope should the buyer want to create their own slice of paradise.

Services

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

Council Tax

Band B - Lancaster City Council.

Tenure

Freehold.

Viewings

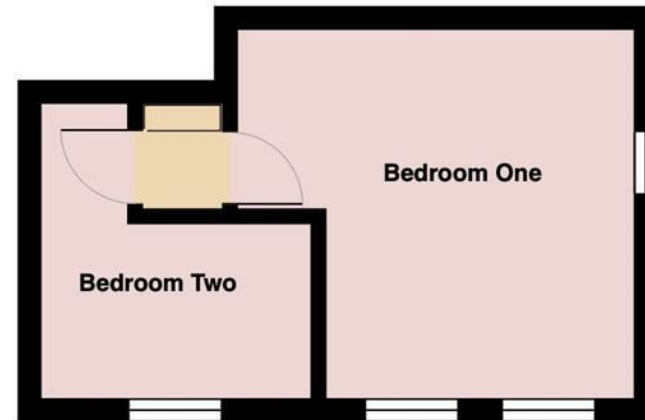
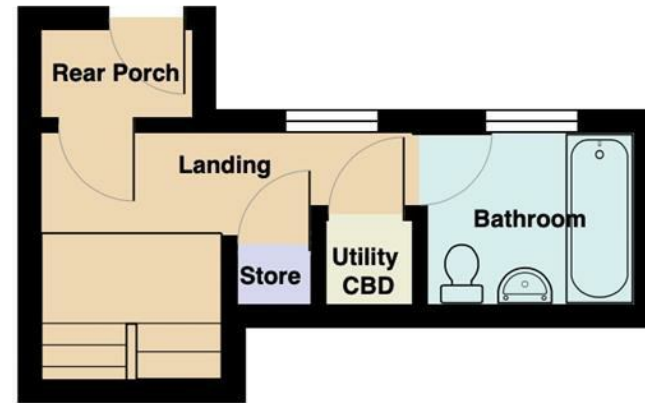
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

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







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		86
81-91	B		
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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