



## 41 Earl Street, Lancaster, LA1 2AF

Presenting an exciting opportunity, this two bedroom mid-terraced home oozes potential. Situated in a convenient location close to Lancaster city centre, this blank canvass requires full refurbishment throughout. With open living spaces including a spacious living dining room, two good sized bedrooms and a spacious bathroom. With a handy cellar room, a yard to the rear and on street residential permit parking. No Chain.

Located on Earl Street to the North of the River Lune, this 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, this room has coving to the ceiling, a radiator and stairs leading to the first floor.

#### Open Plan Living Dining Room

**22'0" x 11'4" (6.73 x 3.47)**

A bright and spacious room, fitted with two UPVC double glazed window, coving to the ceiling and two radiators. Access to a cellar space can be found via a wooden door, whilst a second wooden door provides access to the kitchen.

#### Kitchen

**8'7" x 8'2" (2.62 x 2.51)**

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 an oven, with space for an fridge freezer and plumbing for a washing machine. With a UPVC double glazed window, a gas central heating boiler and a UPVC double glazed door providing access to the rear yard.

#### Cellar

Stairs lead from the Dining Room, to a Cellar storage space.

#### First Floor Landing

Stairs lead from the entrance hall, to a first floor landing. Fitted with a built-in storage cupboard and access to a loft area.

#### Bathroom

**8'6" x 8'2" (2.60 x 2.49)**

Fitted with a three-piece suit consisting of a WC, a wash hand basin and a bath, with a shower attachment and tiled surround. With a UPVC double glazed frosted window and a radiator.

#### Bedroom Two

**11'5" x 8'9" (3.48 x 2.69)**

Fitted with a UPVC double glazed window and a radiator.

#### Bedroom One

**14'2" x 10'0" (4.34 x 3.07)**

A large and spacious room, fitted with 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 access to a shared rear alley.

#### Services

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

#### Council Tax

Band A - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

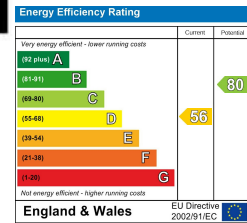
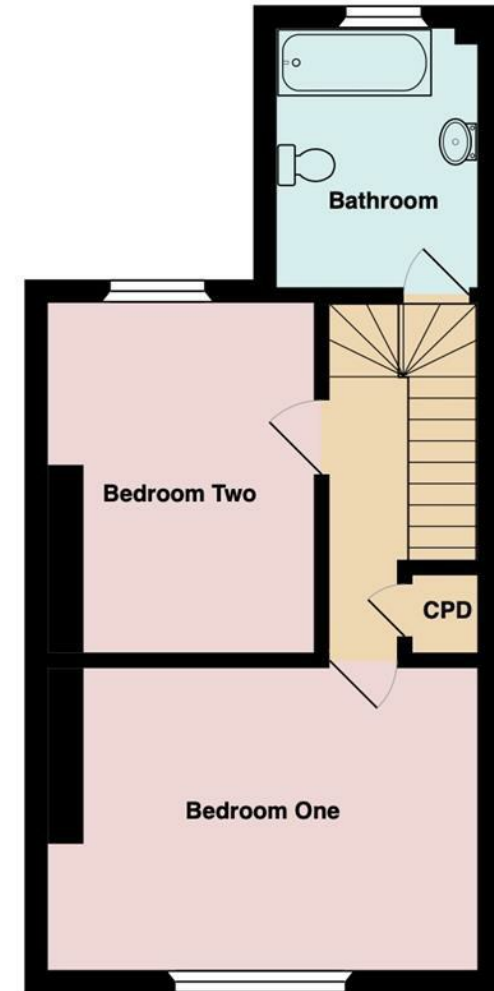
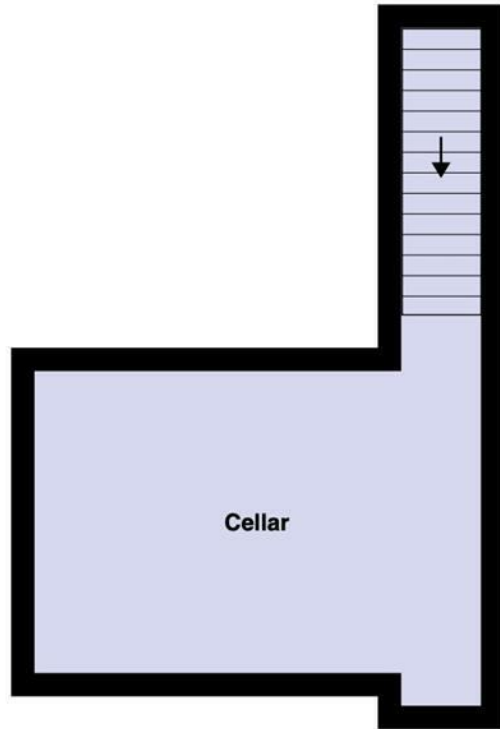
Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

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







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