



5 Briery Street, Lancaster, LA1 5RD

Owned by the current vendor since 2019, this beautiful period home has undergone an extensive refurbishment throughout. Reroofed, new plumbing and electrics, new doors and windows as well as a beautifully stylish kitchen and bathroom - no stone has been left unturned. Currently used as an Airbnb, this period property is perfect for first time buyers and investors alike. With open plan living spaces perfect for entertaining or simply enjoying a quiet night in; off road parking and easy access to Lancaster Town centre, this offers purchasers a No Chain sale.

Providing access to a wide range of amenities that the historic city of Lancaster has to offer with a multitude of high street shops, restaurants, bars and supermarkets all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city including routes to the universities of Lancaster & Cumbria, and further afield, with the M6 motorway located just over two miles away.



Layout (With Approx. Dimensions)

Ground Floor

Open Plan Living Dining Room

20'4" x 13'7" (6.20 x 4.16)

Entered via a UPVC double glazed door, this bright and spacious room provides open plan living, with a living area centred around a period stone fire surround, fitted with an electric log burning stove and a dining area located to the rear. With two UPVC double glazed windows, exposed wooden flooring and stone wall detailing, galleried stairs lead to the first floor. Double wooden doors provide access to:

Kitchen

13'7" x 5'1" (4.16 x 1.55)

Fitted with a range of wall and base units with a complementary butchers block wooden worktop over and a one and a half inset sink unit with mixer tap. Fitted appliances include a four ring induction hob, with an extractor above and a double Neff oven below with matching warming drawer. With an integrated AEG microwave, a Beko dishwasher, as well as an integrated fridge freezer. With two UPVC double glazed windows, a UPVC double glazed door and laminate flooring.

First Floor Landing

Stairs lead from the living area to a bright and spacious first floor. With a UPVC double glazed window providing rooftop views towards Lancaster Priory, exposed wooden flooring and a loft access point.

Bathroom

A beautifully spacious room, fitted with a three-piece suite comprising a WC, a wash hand basin and a clawfoot bath, with victorian mixer tap and shower attachment, as well as a tiled surround and glass shower screen. With plumbing for a washing machine, an extractor point, a heated towel rail, light up mirror and laminate flooring.

Bedroom One

10'6" x 10'0" (3.21 x 3.05)

A beautifully spacious room, fitted with a UPVC double glazed window providing an outlook towards Lancaster Priory. With exposed wooden flooring and a radiator.

Bedroom Two

10'5" x 9'8" (3.19 x 2.97)

A second double room, fitted with a UPVC double glazed window, exposed wooden flooring and a radiator.

Outside

To the front of the property, there is on road street parking. To the rear, a spacious open yard area can be found, providing the perfect space for alfresco dining or simply sitting out on a warm summer day. With an outside water tap and Belfast sink area, steps lead to a raised area providing access to parking located at the rear of the property. This area also provides a purchaser with an additional private parking area, located at their rear door should they wish. A handy access point is also located at the side of the property providing access to the front, whilst a wooden door provides access to the cellar area.

Cellar

13'1" x 9'3" (4.01 x 2.83)

An excellent storage area, fitted with light and power.

Services

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

Council Tax

Band A - Lancaster City Council.

Tenure

Freehold.

Viewings

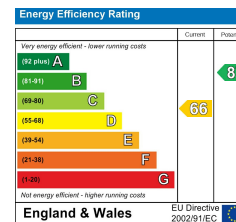
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Energy Performance Certificate

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