



8 Brook Street, Lancaster, Lancashire, LA1 1SL

Offering the perfect blend of charm and character, this attractive two bedroom Victorian mid-terrace home offers something for everyone. Perfectly located in central Lancaster, this beautiful home has two spacious reception rooms perfect for entertaining, two generous bedrooms and a superb bathroom suite. With two handy cellar rooms, a private enclosed rear garden, permit on street parking and No Chain. Simply superb.

Lying just off Aldcliffe Road, the property sits in a perfect position to access the wide range of amenities that the historic city has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Infirmary and a 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, the M6 motorway lies just over three miles away.



Layout (With Approx. Dimensions)

Entrance Vestibule

Entered via a solid wooden door with decorative glass details. This inviting area is fitted with period Victorian styled tiled flooring, with an inner door leading into:

Entrance Hall

Period features continue into the hall with coving to the ceiling and Victorian tiled styled flooring. With stairs leading to the first floor and a radiator.

Living Room

11'1" x 12'1" (3.40 x 3.70)

A warm and cosy room, fitted with a feature electric fire place, set in a decorative surround. With a UPVC double glazed bay window, period coving to the ceiling, a picture rail, wooden flooring and plumbing for a radiator which has been removed by current owner.

Dining Room

11'1" x 11'5" (3.40 x 3.50)

Fitted with a feature fireplace (currently unused) with a UPVC double glazed window overlooking the rear garden. With a built in storage area with shelving above, a picture rail, wooden flooring and a radiator.

Kitchen

Fitted with a range of wall and base units, with under counter lighting, a complementary worktop over and a one and a half stainless steel sink unit. Integrated appliances include a four ring gas hob, with extractor above and an oven below. With an integral fridge and a dishwasher. With two UPVC double glazed windows, a UPVC double glazed rear entrance door leading to the garden area, with access to the cellar area and a radiator.

Cellar One

14'1" x 12'1" (4.30 x 3.70)

A useful storage area fitted with light and power.

Cellar Two

14'1" x 11'5" (4.30 x 3.50)

An excellent additional storage room, with plumbing for a washing machine, space for a freezer, light and power.

First Floor Landing

Stairs lead from the entrance hall to a spacious first floor landing. With a handy built in storage area, providing access to a loft space.

Bedroom One

14'6" x 12'1" (4.44 x 3.70)

A bright and spacious room, fitted with a large freestanding bespoke wardrobe, spanning the entirety of one wall. With a UPVC double glazed window, a picture rail, exposed wooden flooring and a radiator.

Bedroom Two

8'11" x 11'5" (2.74 x 3.50)

A second generous bedroom, fitted with a UPVC double glazed window to rear. With a feature decorative fireplace and a radiator.

Bathroom

Fitted with a modern three piece suite comprising a WC, a wash hand basin set in a bathroom cabinet and a large dual ended bath with shower over and tiled surround. With a UPVC double glazed frosted window, a built in cupboard housing a gas central heating boiler, a wooden panelled ceiling with downlighters and a heated towel rail.

Outside

To the front of the property there is on road, permit parking. A small courtyard garden can be found with a pathway leading to the front door. To the rear, a Shale chipped gravel patio garden can be found, providing the perfect place to sit back and relax, or socialise with family and friends.

Services

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

Council Tax

Band B - Lancaster City Council.

Tenure

Freehold.

Viewings

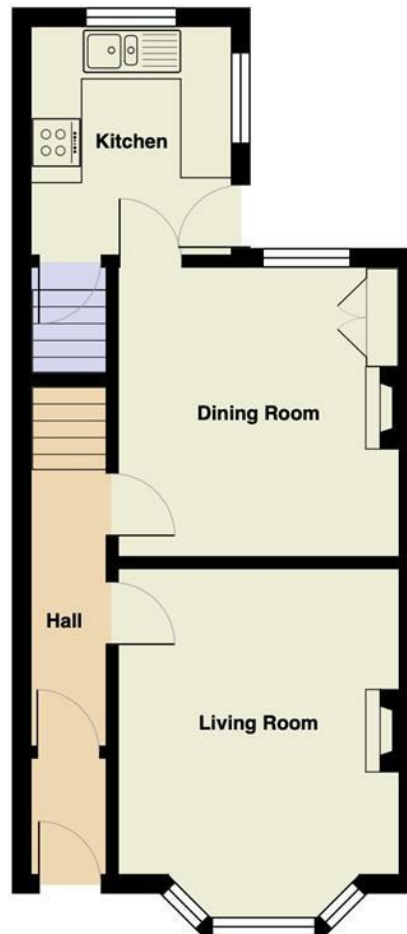
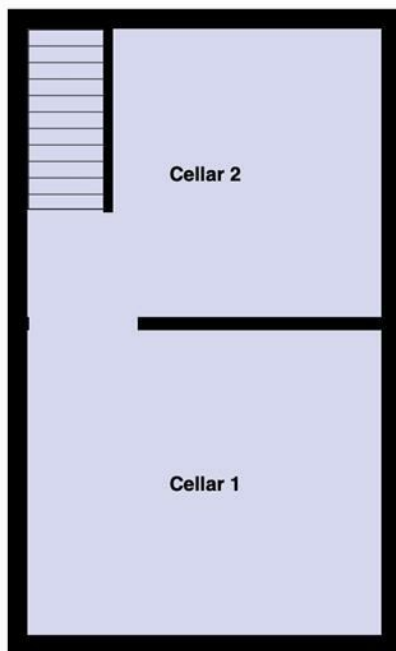
Strictly by appointment with Houseclub Estate Agents, Lancaster.

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		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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2002/91/EC

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