





Inside The Home

Entered by a UPVC double glazed door, this open-plan space provides the perfect sociable area for wining and dining friends and family. With a wall mounted gas fire with decorative wooden surround in the living area, this leads into an open plan kitchen dining room, with a recently installed kitchen comprising of base units with a complementary worktop. With plumbing for a washing machine, space for a fridge freezer, this bright and airing space provides access to a Cellar room which has light and power, as well as access to the first floor and rear yard.

To the first floor, two generous bedrooms can be found, as well as a modern shower room. Stairs lead to a loft room which the current vendors have used as an occasional bedroom. With a Velux double glazed window, this would ideally suit someone who is looking for a work from home office space, or a hobby room.

During its time of ownership this property has undergone extensive works which to the naked eye, would be left unseen. To the ground floor, all the wooden structural floor beams have been replaced and the walls have been tanked, to create a warm and dry property. Receipts for this work can be seen upon request.

Let's Take A Closer Look At The Area

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.

Let's Step Outside

To the front of the property, there is on road permit parking, and to the rear, a secure rear yard can be found fitted with a handy outhouse, providing additional storage, as well as a large brick built fish pond. With raised planted boards and a secure wooden gate providing access to the rear. This is the perfect area to sit out and enjoy your morning coffee, in a quiet yet highly accessible location.

Services

The property is fitted with gas central heating, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA610281.

Council Tax

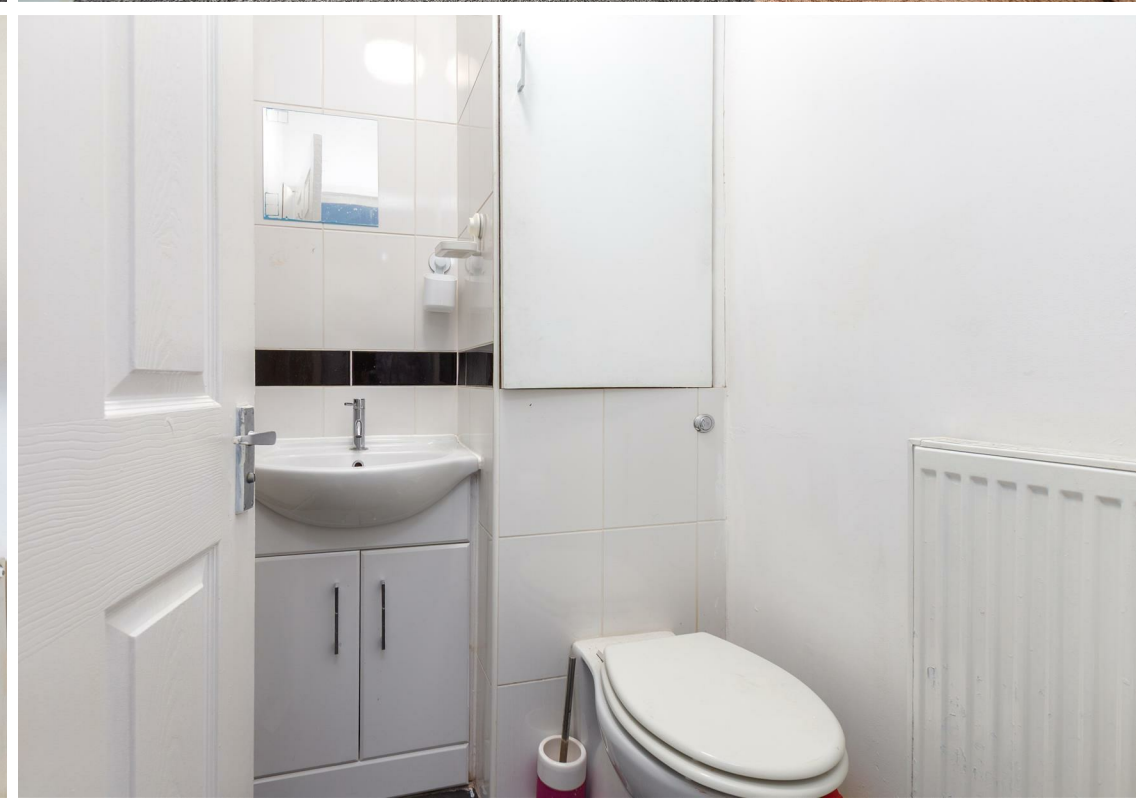
This home is Band A under Lancaster City Council.

Viewings

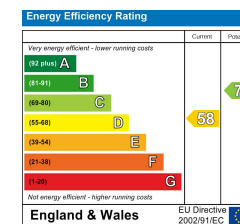
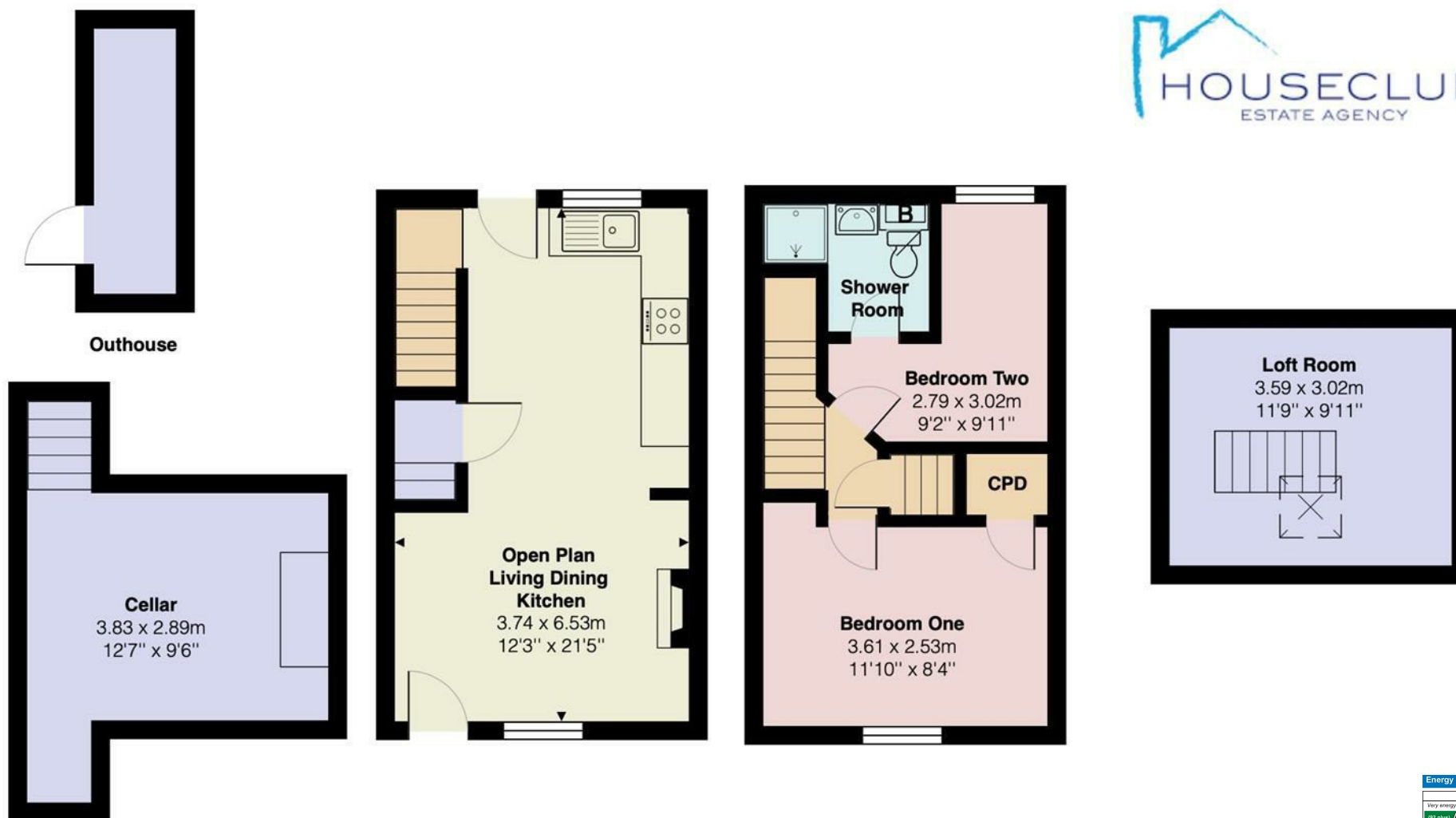
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Your Award Winning Houseclub

