







## Inside The Home

Stepping through the UPVC double glazed door, a welcoming Entrance Hall awaits. This leads into a cosy Living Room, with an exposed stone chimney breast housing a decorative fireplace. This leads into a separate Dining Room, which is perfectly placed next to an open plan Kitchen. With access to a cellar room and stairs leading to the first floor. The Kitchen provides ample storage and preparation room, with a range of wall and base units and a complementary worktop space and a handy breakfast bar area. Appliances include a four ring electric hob with an oven below (oven installed in 2022), and a double glazed door providing access to the rear.

To the first floor, a light and airy landing can be found with a feature balustrade. Two generous bedrooms can also be found, as well as a spacious four piece bathroom suite, with a separate shower and corner bath.

This wonderful home is blank canvas, and provides a perfect base for a multitude of buyers, from first timers to those looking to start or extend their rental portfolio.

## Let's Take A Closer Look At The Area

Centrally located within walking distance of Lancaster City centre, Briery Street has excellent access to the wide range of amenities this great city has to offer. With a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded primary and secondary schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 10 minute walk away, with the M6 motorway providing access further afield. Briery street is located in a quiet and discreet position close to the historic St. Georges Quay.

## Let's Step Outside

To the front of the property, on road parking can be found. To the rear, a generous secure yard can be found providing ample space for potted plants and alfresco dining. A ginnel provides access to the front of the property. Located at the end of the road, a communal carpark can be found, providing additional parking for local residents.

## Services

The property is fitted with a gas central heating boiler (installed in 2019) and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA763175.

## Council Tax

This home is Band A under Lancaster City Council.

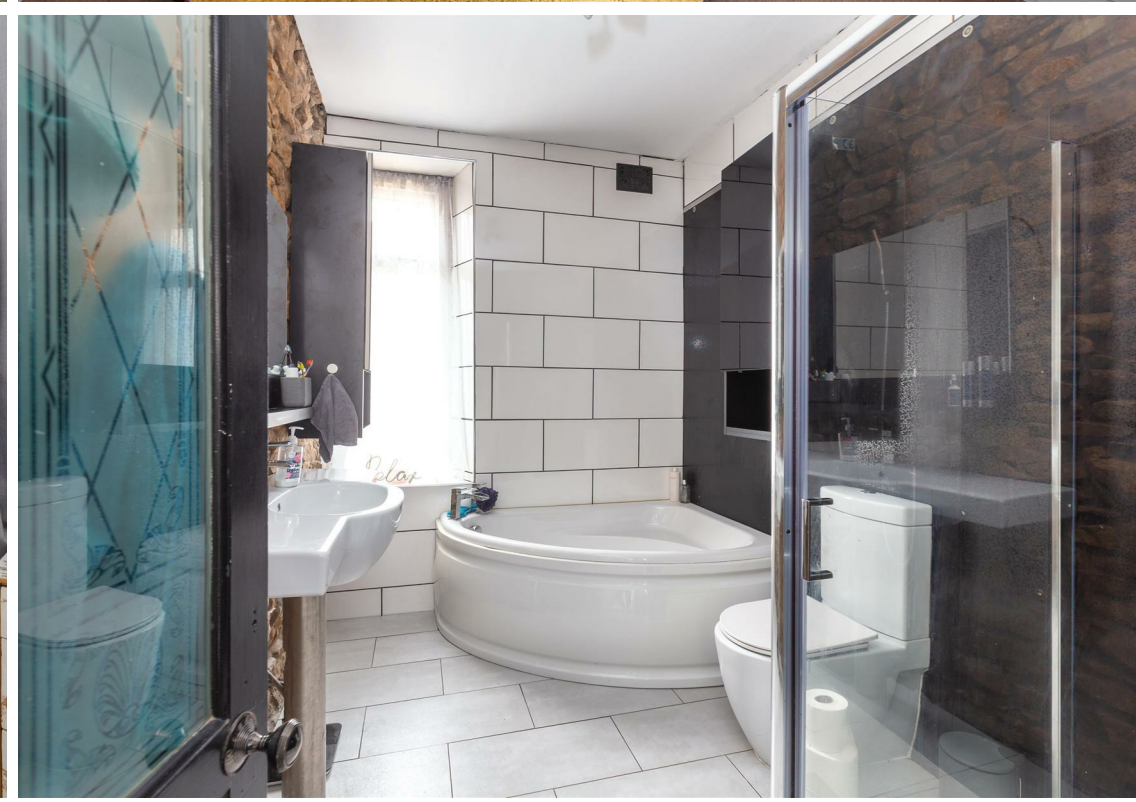
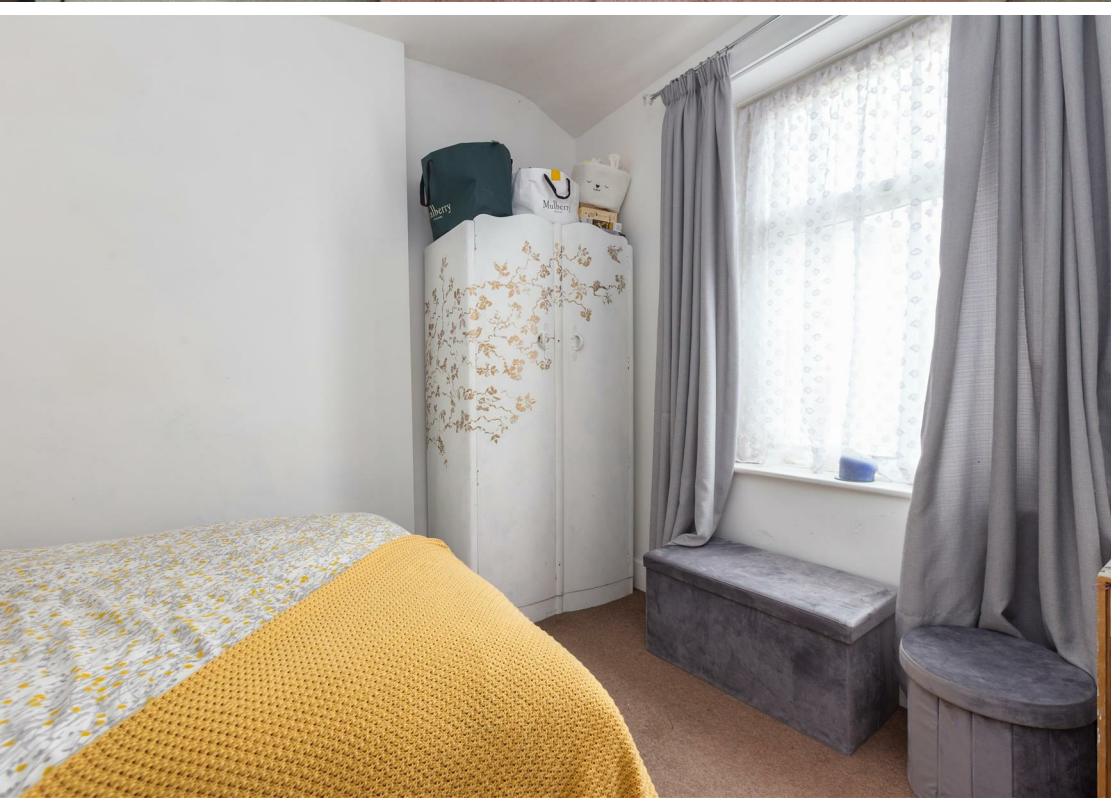
## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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

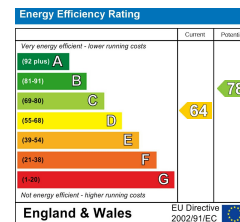
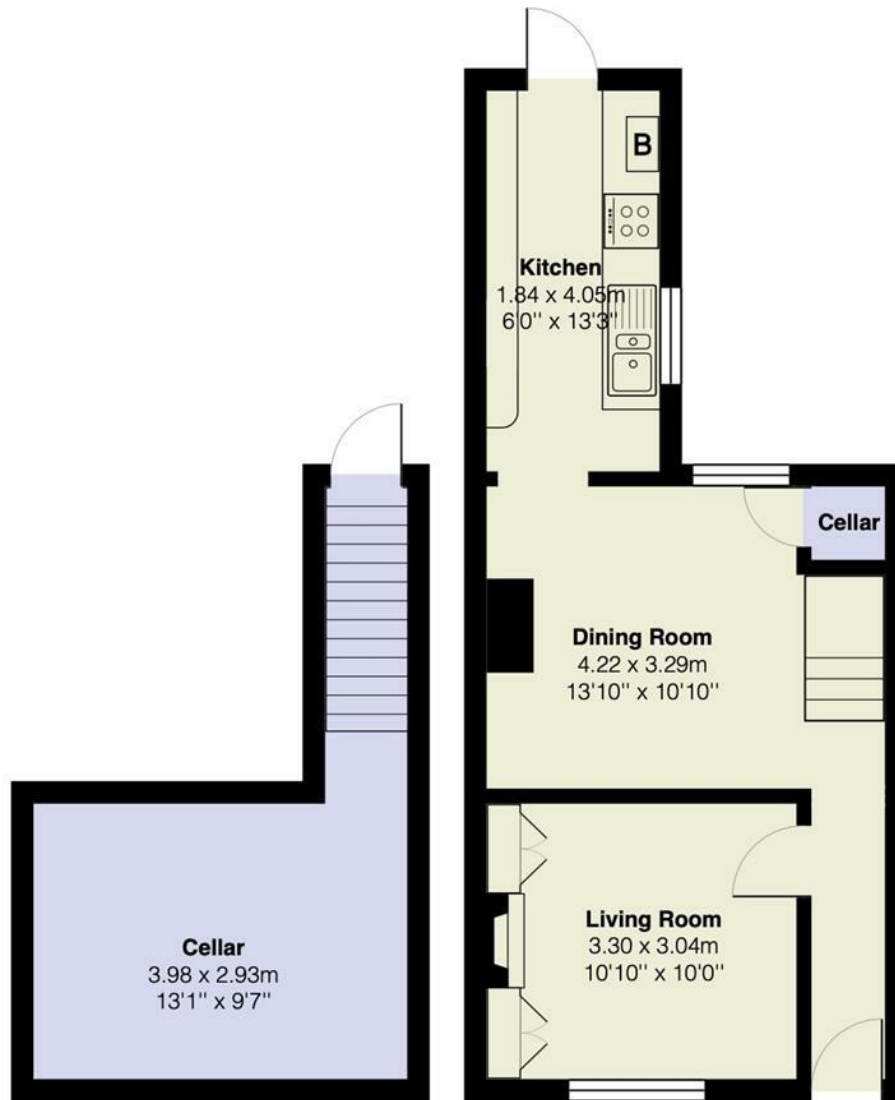












England & Wales EU Directive 2002/91/EC



# Your Award Winning Houseclub

