





The accommodation

Tastefully appointed throughout, the ground floor is accessible from the uPVC front door and boasts a lounge which runs open plan into a spacious dining room. Beyond that is a stylish fitted kitchen and a contemporary bathroom suite, both sitting comfortably within the nearly newly built extension. The first floor boasts two well proportioned bedrooms and the basement is tanked and dry and provides an excellent storage option.

Let's look outside..

It's wonderful in a home of this type when an effort is made to create garden space. Enclosed and private, the low maintenance flagged yard has borders, ideal for planting shrubs and flower beds.

Works completed by the vendor.

The property has undergone a near full renovation in 2025. Recent upgrades include the bathroom, the kitchen, the uPVC double glazed windows, the pipework, the electrics, the gutters/fascias, a damp proof course, tanking to the basement, redecoration throughout, carpets and joinery including skirtings. The extension (kitchen and bathroom) has been effectively rebuilt. It is a stunning transformation.

Additional information.

The main roof was replaced in 2018 and the Worcester gas central heating boiler was fitted in 2017.

The location

Briery Street is a mere five minute walk to the iconic St Georges Quay, Lancaster Cricket Club and Lancaster City FC not to mention the train station and the city centre with all of the amenities available to it. High street shops, restaurants, bars and supermarkets all sit within easy reach, as well as highly regarded schools and the Royal Infirmary. The train station offers access to the West Coast mainline providing easy access to a wide number of towns and cities across the UK. 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.

The situation

The property is available with full vacant possession and no upward chain.

Services

The property is serviced with gas, electric, mains water and drainage.

Tenure

The property is Freehold with a title number of LA666483.

Council Tax

Band A via Lancaster City Council.

Viewings

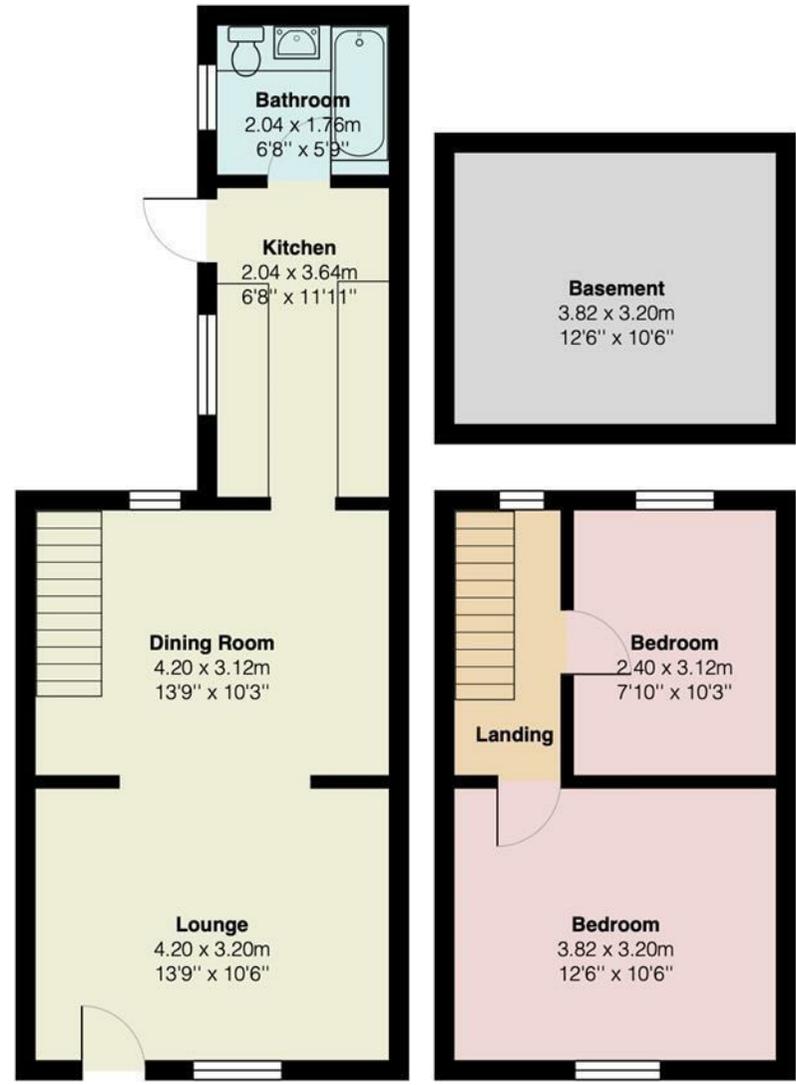
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Available online. Please contact our office if any additional information is required.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(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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