



30 Earl Street, Lancaster, Lancashire, LA1 2AF

Ideally located for Lancaster city centre and offering immaculately presented living accommodation over two floors, is this tastefully decorated two bedroom mid-terraced property. An attractive first time buy, the stone built property is ready to move in and sits in a convenient position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, ample restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the award winning university of Lancaster, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city and further afield, the M6 motorway lies just over two miles away. The internal layout of the property briefly comprises on the ground floor or entrance hallway, are open plane living / dining room and a modern fitted kitchen. The superb property also boasts a cellar which provides a handy storage space with easy access. To the first floor are two excellent sized double bedrooms and modern family bathroom suite. Externally, a walled yard providing an ideal area for barbecues can be found to the rear and plenty of on street parking can be found to the front.



Ground Floor

Entrance Hallway

A welcoming hallway with oak flooring, radiator, ceiling spot lights and stairs to the first floor.

Living Room

11'2 x 9'8 (3.40m x 2.95m)

Feature fireplace with a marble hearth and a uPVC double glazed window to the front, decorative ceiling rose, radiator and ceiling light.

Dining Area

12'2" x 11'3" (3.71 x 3.43)

Open plan from the lounge with a stone fireplace with under lighting, a uPVC double glazed door opening on to the rear yard, radiator, ceiling spot lights, door accessing the cellar.

Cellar

Power and lighting, useful storage area.

First Floor

Bedroom One

14'6 x 9'9 (4.42m x 2.97m)

Double bedroom. Double glazed window to front aspect, radiator and ceiling light.

Bedroom Two

8'7 x 12'1 (2.62m x 3.68m)

Double bedroom. Double glazed window to rear aspect, radiator and ceiling light.

Bathroom

6'10 x 8'9 (2.08m x 2.67m)

Three piece bathroom suite. Panel bath with shower over, low level wc and pedestal wash hand basin. Tiled flooring and walls, radiator, double glazed window to rear, storage cupboard housing gas central heating boiler, ceiling lights.

External

Parking is available roadside by permit from Lancaster City Council. To the rear is a walled and enclosed rear yard with gated access





