

HOUSECLUB
ESTATE AGENCY

8 Earl Street, Lancaster, LA1 2AF

£125,000




THERE IS
ALWAYS
TIME FOR
WINE




Patisserie
Coffee & Cake

Inside The Home

Upon entering the property via a UPVC double glazed door, you are welcomed into a bright and spacious Living Room, featuring a UPVC double-glazed window, allowing natural light to flood the space. The adjoining Dining Room offers ample room for a sizeable dining table, making it the perfect setting for family meals, entertaining guests or simply enjoying time with friends. A door also provides access to the Cellar, offering useful additional storage space.

To the rear of the property a generous Kitchen can be found, offering a range of wall and base units with complementary work surfaces over. Integrated appliances include a four-ring gas hob with extractor above and an oven below, as well as plumbing for a washing machine and space for a fridge freezer. A UPVC double glazed rear door provides convenient access to the outdoor space.

To the first floor, the property boasts two well-proportioned Bedrooms, perfect for rest and relaxation. Completing the first floor, a three-piece bathroom suite can be found, conveniently arranged to cater for everyday needs.

Whether you are looking to take your first step onto the property ladder or seeking a promising buy-to-let investment, this two-bedroom terraced home offers spacious accommodation and practical outdoor space, as well as a No Chain sale.

Let's Take A Closer Look At The Area

Located on Earl Street, to the north of the River Lune, this attractive mid-terraced home enjoys a convenient position within easy reach of Lancaster's historic city centre. A short walk brings you to a wealth of independent shops, traditional pubs and eateries, offering a variety of amenities right on your doorstep. Lancaster's West Coast Main Line railway station is approximately a 15-minute walk away, while the M6 motorway can be reached within around a 10-minute drive. Local bus services also provide convenient connections to the surrounding areas and further afield. The area is well served by a range of primary and secondary schools, alongside several local universities, making this an appealing location for a variety of buyers.

Let's Step Outside

Externally, on-road permit parking is available to the front of the property. To the rear, a generous yard provides a private outdoor space, ideal for alfresco dining, relaxing in the warmer months or adding a touch of greenery with potted plants.

Services

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

Tenure

The property is Freehold. Title number: LA632514.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band D. For more information, please see online or contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase











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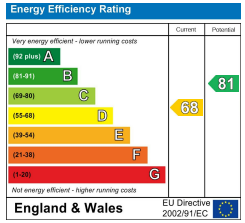
Total Area: 92.6 m² ... 997 ft²



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