









### Inside The Home

Entered via a UPVC double glazed door, this leads into a small Entrance Vestibule, which opens into a large and spacious open plan Living Dining Room. This light and bright room is perfect for cosy nights in and hosting social gatherings. With dual aspect UPVC double glazed windows, two feature fire places and stairs leading to the first floor. Completing the ground floor, a generous Kitchen fitted with a range of wall and base units with complementary worktops over and space for appliances which include a freestanding cooker, fridge freezer and plumbing for a washing machine. With a UPVC double glazed door providing access to the rear, and a door located under the stairs provides access into a generous Cellar Room with light and power.

To the first floor, two well proportioned bedrooms can be found with the main bedroom positioned at the front of the property. A handy built in storage cupboard located on the landing provides a useful storage space, whilst a three-piece bathroom suite located to the rear of the property, houses a gas central heating boiler discreetly placed in a built-in storage cupboard.

Perfect for a multitude of buyers including first-times and investors alike like, this incredible blank canvas requires modernisation but provides a fantastic opportunity to create your dream home in a historic city.

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

Located on Garnet Street near Freehold, this home is furnished with a plethora of local and national shops, eateries and pubs, as well as handy access to local landmarks such as Williamsons Park and the historic Lancaster Canal. Dentists and doctors surgeries can be found, as well as easy access onto the M6 Motorway and the West Coast Mainline Train Station of Lancaster, providing excellent access further a field. With well regarded primary and secondary schools close by including the local Grammar Schools, two universities and simply access to the Royal Lancaster Infirmary, this home caters for all.

### Let's Step Outside

To the front of the property, on street parking can be found

with a spacious rear yard providing the perfect back drop for alfresco dining and socialising with friends. This blank canvas provides ample space for planted pots, as well as enjoying a morning coffee and a good book on a warm summers day.

### Services

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

### Tenure

The property is Freehold.

### Council Tax

This home is Band A under Lancaster City Council.

### Viewings

Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

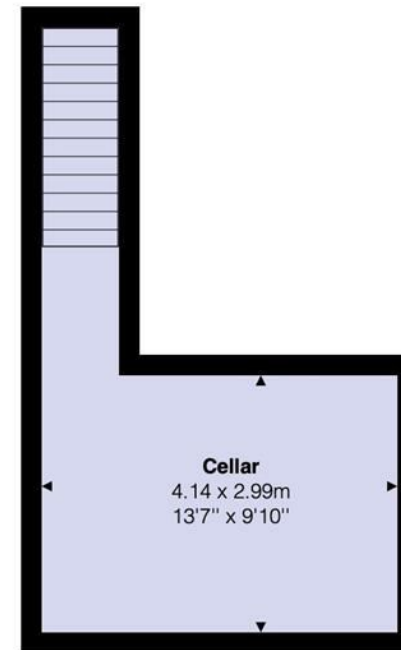
View online or for more information contact our office for details.











Total Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



# Your Award Winning Houseclub

