

HOUSECLUB
ESTATE AGENCY

10 Brook Street, Lancaster, LA1 1SL

£215,000


STAGE CLUB
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COMEDIES




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The accommodation
The light and airy bay fronted home is accessed to the front elevation into the entrance porch. This in turn opens up into a welcoming entrance hallway, providing stairs to the first floor living accommodation. The ground floor boasts a lounge, a separate dining room and a fitted kitchen. Upstairs are two nicely split bedrooms and a bathroom suite, comprising a panel bath with an overhead fitted shower, a pedestal wash hand basin and a low flush WC. Majority tiled in a tasteful tone, it is complemented by the chrome heated towel rail and ceiling spotlights. The property also has a cellar which stretches across the same area as the two downstairs reception rooms. There are many period features in this classic period home. Wooden floors are a feature and the cast iron fireplaces in the bedrooms are joyous.

Lets look outside
The property has courtyard frontage with gated access and to the rear is a concrete based yard with a garden area. A real sun trap after midday. There is also a brick built outhouse providing storage,

The location
Within a short walk of Lancaster, the property sits in a perfect position to access the wide range of amenities that the historic city has to offer. A range of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Infirmary and a West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over three miles away. Some splendid canal walks can be enjoyed along the neighbouring Aldcliffe Road, taking you into some more rural surroundings.

The situation
The property is offered for sale with no onward chain and vacant possession.

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

Tenure
The property is Freehold with a title number LA889356.

Council Tax
Band B via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate
Available online or by contacting our sales office for more information.

Additional features
This lovely property has cast iron fireplaces in both bedrooms, majority hardwood double glazed windows, original floor tiles in the hallway and wooden flooring.

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

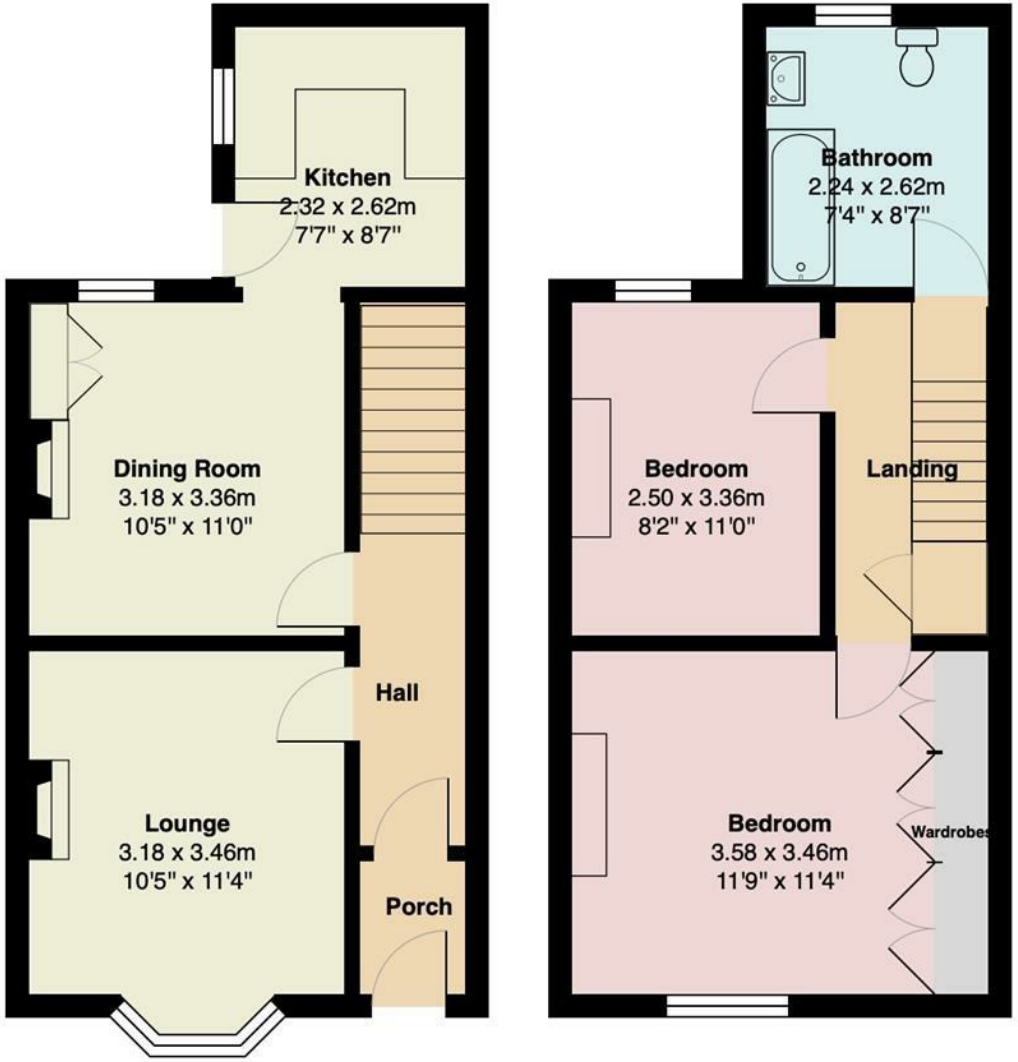


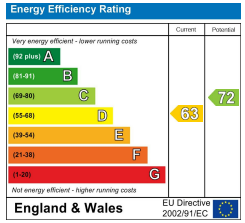












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