









## Inside The Home

Entered by a UPVC double glazed door, this leads into a small entrance Vestibule, proceeding into a Living Room, with a separate Dining Room attached. This part open-plan space provides the perfect sociable area for wining and dining friends and family, whilst providing a cosy backdrop for quiet nights in. This flows into a generous Kitchen area, fitted with a range of wall and base units providing ample storage solutions. Integrated appliances include a four ring gas hob, with an extractor above and an oven below, as well as plumbing for a washing machine and space for a fridge freezer. Access to a Cellar Room can also be found which is furnished with light and power, as well as access to the rear yard.

To the first floor, two generous bedrooms can be found, as well as a generous three piece bathroom suite. With UPVC double glazed windows filling this beautiful home with ample natural light and ornate original detailing such as cast iron fireplaces, showcase this properties age. In the second bedroom located to the rear of this property, a new gas central heating boiler was installed 2 years ago. With a 7 year warranty on installation, this boiler has been serviced yearly giving purchasers peace of mind.

This wonderful home is perfect for a multitude of buyers from first time buyers, investors or those looking for an easy to maintain home in a highly accessible location. Dont miss out.

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

Located on Earl Street to the North of the River Lune, this beautiful mid terraced home is a short walk away from a breadth of independent shops, pubs and eateries located in the historic market town of Lancaster. With a West Coast mainline train station an approximate 15 minutes walk away and the M6 motorway an approximate 5 minute drive, as well as access to the local universities via public transport, and well regarded primary and secondary schools.

## Let's Step Outside

To the front of the property, there is on road permit parking which can be purchased from Lancaster City Council. To the rear, a generous yard can be found with stone and brick walling, as well as a secure wooden gate providing access to

the rear. Sit out and enjoy your morning coffee in a quiet yet highly accessible location, or invite your friends to enjoy BBQ as there is ample space for a sizeable dining table, providing the perfect backdrop for alfresco dining.

## Services

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

## Tenure

The property is Freehold. Title number:

## 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.

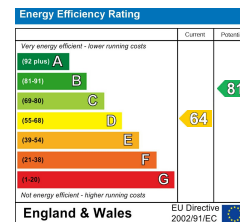
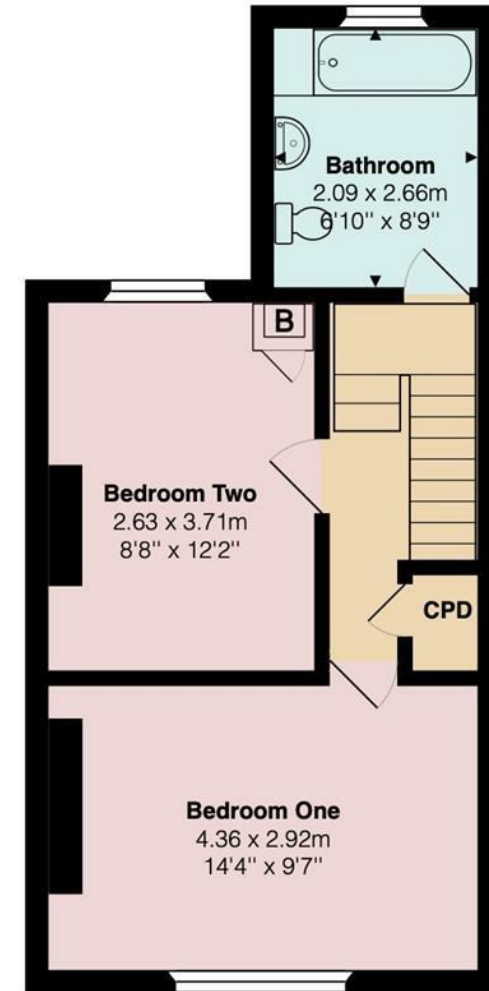
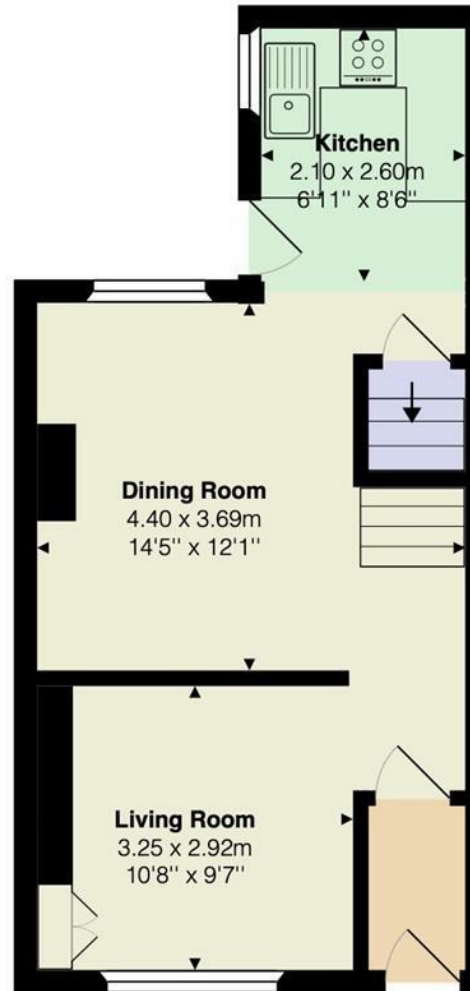
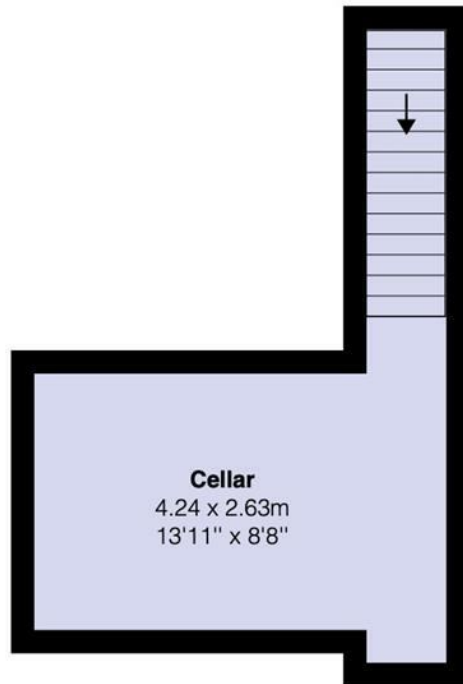












81

64



# Your Award Winning Houseclub

