

HOUSECLUB
ESTATE AGENCY

9 Kirkes Road, Lancaster, LA1 3DP

£220,000









Inside The Home

This large four-bedroom mid-terraced home offers spacious accommodation arranged over three floors, with stunning far-reaching views towards Morecambe Bay and the Lake District National Park.

The property is entered via a welcoming Entrance Hall, which leads through to a spacious Living Room, providing the perfect back for quiet nights in. A Kitchen Diner is positioned centrally, providing the beating heart for this busy family home. Fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four-ring gas hob with extractor above and oven below, as well as space for a fridge freezer. A useful Utility Cellar provides an excellent storage space, as well as plumbing for a washing machine.

To the rear of the ground floor, the Family Bathroom is fitted with a three piece suite, with the Rear Entrance, offering further practical storage.

The First Floor comprises two well-proportioned Bedrooms together with a separate WC. The Principal Bedroom located at the front, is furnished with a range of fitted wardrobes, a well as a handy storage cupboard.

The accommodation continues to the Second Floor, where two further Bedrooms can be found. Benefiting from built-in storage, these incredible rooms offers elevated views across Lancaster and towards Morecambe Bay, with the Lake District Fells visible on the horizon.

Once used as a Student Let, this home has been maintained throughout its ownership and offers generous and versatile living accommodation. This substantial family home presents an excellent opportunity for buyers seeking a spacious property in a convenient location with truly impressive views.

Let's Take A Closer Look At The Area

Located within walking distance of the historic market city of Lancaster, this property enjoys excellent connectivity and convenient access to a wide range of local amenities. Regular bus services, Lancaster railway station and the M6 motorway are all within easy reach, making the location particularly well suited to commuters. The area offers an excellent selection of local shops, cafés, restaurants and everyday amenities, alongside attractive green spaces including Williamson Park and Greaves Park. Lancaster University, The University of Cumbria and the Royal Lancaster Infirmary are also located nearby, making this an ideal choice for working professionals, families and those seeking convenient access to the city and its surrounding amenities.

Let's Step Outside

Externally, to the front of the property a small stone chipped courtyard beautifully frames this period home. To the rear, an enclosed yard provides the perfect place for sitting out with a morning coffee. With a safe and secure bike shed, there is ample outdoor storage, with a wooden gate providing access to the rear.

Services

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

Tenure

The property is Freehold. Title number: LAN72583.

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.

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







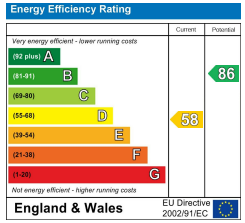




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Total Area: 111.1 m² ... 1196 ft²



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