





## The accommodation

As you enter this superb property you'll be immediately taken by the charm the Victorian home has to offer. With its bay window frontage and stripped wooden floors to the lounge being complemented by a working wood burning stove it strikes the perfect balance between old and new with a timeless style. The dining room which runs open plan into the kitchen also boasts a wood burner and has a wooden sash style window and ceramic tiling to the floor. The intelligently designed kitchen space has wall and base units with a double sink, wood and steel work tops and an electric oven and hob (plus a dishwasher which is to be included within the sale). The dining room provides access to the cellar which has plumbing for a washing machine if required and hosts the original wash sink. On the first floor is a double bedroom with a stripped wood floor and walk in storage, and a spacious, well appointed bathroom (which could conceivably be split to make a third bedroom) comprising a panel bath with an overhead shower to mixer taps, a low flush WC, a heated towel rail, his and hers wash hand basins with tiled splash backs, wall mirrors and glass shelving and the newly installed Worcester Bosch gas central heating boiler. Both also benefit from gorgeous wooden sash style windows. Finally the top floor is home to the larger of the two bedrooms. It is light and airy and if you look west out of the velux window you'll love the fine view over Lancaster Castle to Morecambe Bay and beyond.

## Let's step outside

The property has courtyard frontage and an enclosed rear yard with gated access along with two stone built storage outbuildings.

## The location

Kirkes Road is around a 8-10 minute walk into the city centre and is very handy for Williamson Park, the Ashton Memorial and Lancaster Boys Grammar School. Lancaster boasts a bustling city centre where amenities include some fantastic pubs, restaurants and shops. The train station sits on the Western Mainline so offers access to a good number of popular towns and cities across the UK. This property is within walking distance of the Royal Lancaster Infirmary and the University of Cumbria whilst Lancaster University is a

straightforward drive away. The Lune Valley can be reached by car along the Quernmore Road and the Trough of Bowland is within easy reach also by car. Junction 34 of the M6 motorway is around a five minute drive away so it's brilliant positioned to offer easy access all round.

## The situation

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

## Services

The property is serviced with gas (with a new Worcester Bosch boiler which was installed recently in the bathroom), electricity, mains water and drainage.

## Tenure

The property is freehold with title number LA706757.

## Council Tax

Band A with Lancaster City Council.

## Viewings

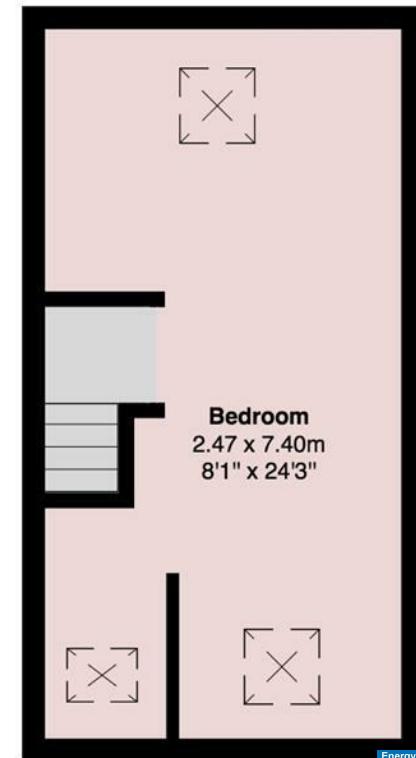
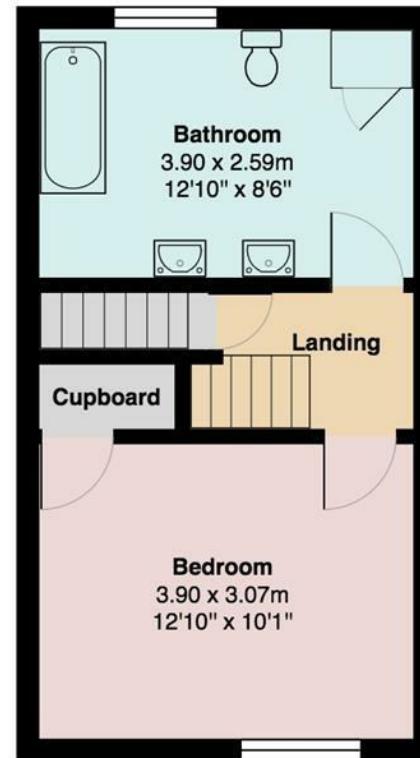
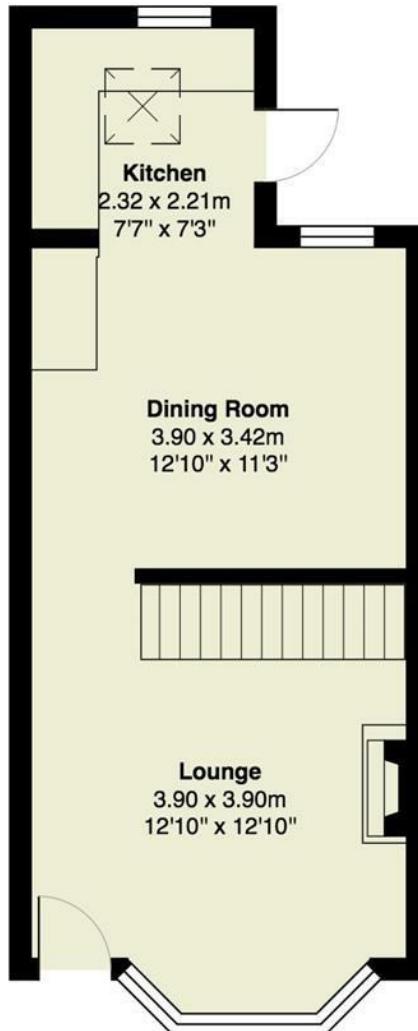
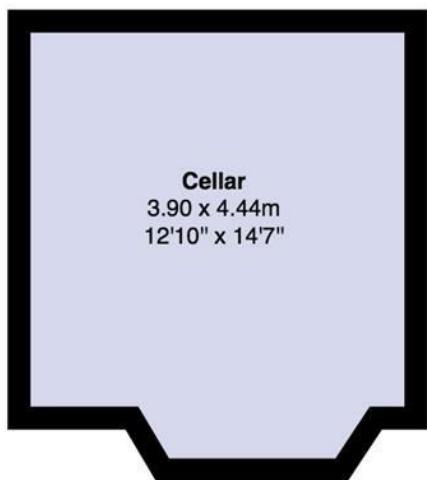
Strictly by appointment via Houseclub Estate Agents.

## Energy Performance Certificate

Available online - contact our office if further information is required.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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