

61 Kirkes Road

, Lancaster, Lancashire, LA1 3DW

£150,000

- 2
- 2
- 1



jdg
sales & lettings

Shoreditch meets Lancaster, this is a home which will capture your attention. Unique and enticing in many ways, everywhere you look you'll notice something quirky and characterful in this home.

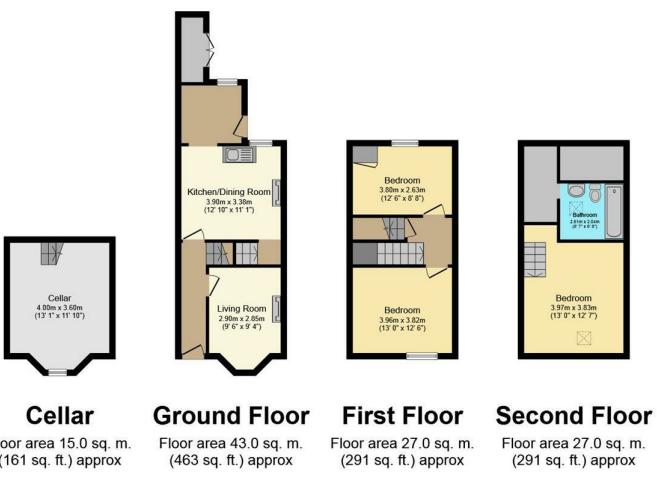
Be quick, this home will attract a lot of attention!

A brief description

Welcome to Kirkes Road, a popular residential street in the heart of The Moorlands.

Step inside Number 61 and discover a home like no other with plenty of space on offer. This home is enchanting and unique, flooded with period features with a trendy twist. Both of the bedrooms are doubles, the family bathroom is generous and the kitchen offers a flexible design.

Up on the second floor you will find a large space with the potential to be used as a third bedroom or a home office! Be quick, this home is likely to attract a lot of attention.



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Key Features

- Truly unique terrace home
- Bursting with character and charm
- Four traditional working fires
- Spacious living accommodation
- Generous size bathroom
- Street art decorated rear yard
- Large cellar, excellent for storage



Where is Kirkes Road?

Welcome to Kirkes Road, a residential street located at the higher end of Moorlands. Live here and you are just a 15-minute walk from the heart of Lancaster. You are close to Williamson Park and not far from Lancaster Canal. Both offering pleasing walks.

It's a vibrant area with so much going on. The Gregson centre plays host to many events from Pilates through to Zumba, Stage Coach acting classes for children through to a weekly choir meet up. There are excellent schools in walking distance including the renowned Lancaster Royal Grammar School for Boys.

Live here and you'll be admiring the views across Morecambe Bay on a daily basis. Step out of your front door and from the streets elevated position, it is a joy to see to look down the street and over the city skyline. Lancaster Christ Church is just behind this home.



2



2



1



E

Step inside...

Make your way through the iron gate and up the steps at Number 61 Kirkes Road, step inside and discover the most unique home in the Moorlands. You're bound to fall in love with this home, it is flooded with character and quirky features. It really is a home like no other.

The exposed floorboards greet you and lead the way into the home. Access to both ground floor rooms is available and the stairs lead you up to the first floor.

First, let's start in the bay fronted reception room...

The ground floor

The bay fronted reception room is an inviting space, vibrant floral wallpaper entices you in. The traditional working fire to the centre of the space creates a warm and cosy focal point. The bay fronted window floods the space with natural light. This room sets the tone for the rest of the home, enchanting and unique, flooded with period features with a trendy twist.

The kitchen is located to the rear of the home, a generous size space for a home of this nature, there is ample space for a dining table to seat four. The units are freestanding, allowing for flexibility in terms of layout. The large traditional working fire is an eye catching feature.

Beyond the kitchen is a small utility area, a useful space to house appliances and extra storage.

The upper floors

Take the stairs up to the first floor, with each step you'll notice something new within this home. The first floor is home to the two double bedrooms. The double bedroom located to the front of the home is a bright and airy room, decorated with Shoreditch style street art. A distinctive space which is in equal parts endearing and unique. This room benefits from having a handy under stairs storage cupboard.

The double bedroom located to the rear of the home is decorated in deep red tones, the working fire and exposed floorboards add to this room's period feel. The window has a pleasing outlook over the rear yard and towards Christ Church.

Up on the second floor you will find an extra space, which the current owners use as their master bedroom. This space has a real sense of privacy thanks to the large Velux window. Flexible in terms of usage, this space could also be used as a home office or guest suite.

The family bathroom boasts a three piece white suite which is complete with a shower above the bath. The room is partially tiled in a contemporary and artistic fashion, a bathroom like you've never seen before. There is even a large handy storage available in the bathroom.

The cellar & rear yard

Number 61 Kirkes Road is home to a cellar, a fantastic space for storage and home to the property's meters.

Step outside in to the rear yard, you'll love this space, a creative and vibrant place. Street art decorates the walls, everywhere you look you will



What we like

What is there not to love about this home - completely unique and a real credit to the owners.

We're positive this home will charm you!



jdg
sales & lettings

spot something new. A brick built BBQ is perfect for summer and there is even access to a small outhouse and WC.



Extra Information

- Council tax band A
- This home is uPvc double glazed throughout, with these being 1 year old
- This home is gas central heated throughout. The combination boiler is 2 years old.
- All fires throughout the home are working fires
- The rear yard boasts a brick built BBQ
- The gas meter is located in the cellar
- The electric meter is located in the outbuilding