

50 Melrose Street

Moorlands, Lancaster, Lancashire, LA1 3DL

£118,000



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You'll love the position of this lovely terrace home which is not overlooked with it's heart-warming interior. If you want 2 generous bedrooms and a kitchen you can dine in, this is for you!

Ground Floor



First Floor



A brief description

A beautifully presented property offering two bedrooms. To the ground floor, there is the living room featuring a gas fire. through the archway you will find the kitchen with space created for a dining table and chairs as the current owner has here.

The bathroom is at the back of the property. The stairs leading you to the first floor are just off the kitchen where the two bedrooms are located. Bedroom two is where the boiler is located discreetly in a cupboard. It is Worcester Greenstar and serviced yearly.

This 3D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Key Features

- A stylish period home
- Two Bedrooms
- Close to the City Centre
- Double Glazed
- Gas Central Heated
- Neutral Decor Throughout
- Williamson Park Close By
- Council Tax Band A
- Not Overlooked from the Front



Where is Melrose Street?

Moorlands is a very popular residential area of Lancaster, only a few minutes from the city centre. Homes in this area are predominately 2 and 3 bedroom terraces that were built circa 1890. The area is well serviced by regular buses, although the city itself is within walking distance. Melrose Street in particular is not overlooked as there are only homes on one side of the street which can also make parking a little easier.

Close by is Williamson's park which being a free public park is popular with families and dog walkers. Excellent local schools including Lancaster Royal Grammar school are close by.



2



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1



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About this home

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The living areas

Once through the vestibule into the living room you will find a neutrally decorated room with a gas fire and built-in mahogany effect wood storage units. Through the archway into the kitchen are cream shaker style fitted units with integrated fridge and freezer, plumbing for a washing machine, gas hob, electric oven and complimented by terracotta tiles and laminate flooring.

The dining area has the cream carpet running through from the lounge. We love how the current owners have created a little dining area under the stairs.

The open staircase off the kitchen takes you to the first floor where you will find the two bedrooms.

The bedrooms and bathroom

The bathroom suite is immaculate. It's tiled floor to ceiling in pearlescent tiles with a subtle design in peach and beige. The bath has a white wooden panel and an overhead shower. A frosted window allows light to stream through and ventilate the property. The flooring is offers a stone effect lino covering in a neutral beige to compliment.

Bedroom one is a double to the front of the property. It is a great size with neutral decor and a radiator under the window. Bedroom two is to the rear of the property, it offers built-in storage in the form of double fronted mirrored wardrobes. The boiler can be found in here also tucked discreetly away in a cupboard over the stairs. White walls and peach carpet give this room a lovely warm feel.

Outside and outbuilding

The rear of the property is not a huge space, however, the current owner has made the most of the space by having a purpose-built bin storage and potted plants to brighten the area. There is storage space outside for bikes etc and the back gate allows access for taking bins in and out.

What we like

We love how the present owner has decorated the home and made really good use of the spaces. The built-in mirrored wardrobes are a bonus here in the second bedroom., I am sure you will agree!



Extra Information

- Close to both primary and secondary schools.
- City centre close by
- A short walk to Williamson Park
- Council Tax Band A
- Built-in mirrored wardrobes
- Double Glazed & Central Heated





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