

46 Avondale Road, Lancaster, LA1 4BY



£175,000

*** INCOME-PRODUCING STUDENT HMO *** ***PERFECT LOCATION*** LET TO 3 STUDENTS FOR THIS 2025/2026 ACADEMIC YEAR **** GREAT INVESTMENT *** CLOSE TO CITY CENTRE *** EXCELLENT LOCAL AMENITIES *** GOOD LETTING HISTORY ***

Wonderful opportunity to purchase an income-producing investment property located within easy reach of Lancaster city centre, bus links to universities and all of its amenities.

Mid-terraced property set over three floors and located in the ever-popular Bowerham area of Lancaster and is within easy reach of both Lancaster University (by bus) and The University of Cumbria. The city centre is also just an 8-10 minute walk away with good amenities and a great choice of bars and restaurants.

Let for 2025/2026 academic year at 3 x £128.38 PPW x 48 weeks offering an annual gross income of £18,486

The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

Entrance Hallway

Laminate Floor

Bedroom One



Double-glazed window to the front, carpeted floor, radiator.

Lounge/Diner



Double-glazed window to the rear, carpeted floor, radiator, stairs to the first floor.

Kitchen

Double-glazed window to the side, range of matching wall and base units, stainless steel sink, four-ring gas hob and extractor hood, electric oven, dishwasher, tiled floor, door to inner hallway.

Inner Hallway

Tiled floor, door to yard, fridge/freezer.

Shower Room



Double-glazed frosted window to the rear, shower cubicle with Triton electric shower, tiled floor, radiator, wash hand basin, extractor fan, W.C.

First Floor Landing

Door and stairs to the second floor.

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

Study Room



Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator, under eaves storage.

Bathroom



Double-glazed frosted window to the rear, bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, vinyl floor, built-in cupboard housing the Vaillant combi boiler and washing machine, W.C.

Second Floor

Rear Yard

Patio area, water tap, gate to access road.

Investment & Useful Information

Tenure Freehold

Council Tax Band (A) £1505.37

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