



## 74 Aldrens Lane, Lancaster, LA1 2DT

Immaculately presented and situated in a popular position within a short distance of Lancaster city centre, is this stylish three bedroom mid-terraced property on Aldrens Lane. Ready to move in, the impressive property offers deceptively spacious living accommodation spread across two floors, and sizeable walled rear courtyard. Internally, the property briefly comprises on the ground floor of an entrance hall, a relaxing bay fronted lounge, a large rear dining room with feature fire place and a good sized fitted kitchen. To the first floor are two excellent sized double bedrooms, a third single bedroom and a three piece bathroom suite. Externally, a walled courtyard to the rear provides a perfect place for a table and chairs, along with stone built outbuilding ideal for storage. Unrestricted on street parking can be found at the front. A popular area, the property lies in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over three miles away.



## Ground Floor

### Lounge

**8'9" by 13'5" (2.69 by 4.1)**

Semi open plan with dining area and kitchen with bay window to front aspect, radiator, electricity points and ceiling light.

### Dining Area

**11'5" by 13'3" (3.5 by 4.05)**

Spacious area with stairs leading to first floor, door leading out to rear yard, radiator, electricity points and ceiling light.

### Kitchen

**6'4" by 11'5" (1.95 by 3.49)**

Modern fitted kitchen with a range of base and wall mounted units, four ring induction hob with extractor fan above, space for fridge freezer, sink and drainer unit. The room also has a window to side aspect, electricity points and ceiling light.

## First Floor

### Landing

**4'11" by 13'4" (1.52 by 4.07)**

With access to loft hatch, storage cupboard, electricity points and ceiling light.

### Bedroom One

**12'9" by 10'11" (3.89 by 3.35)**

Large double with window to front aspect, radiator, electricity points and ceiling light.

### Bedroom Two

**6'4" by 13'5" (1.95 by 4.1)**

Double bedroom with window to rear aspect, radiator, electricity points and ceiling light.

### Bedroom Three

**5'9" by 12'7" (1.76 by 3.85)**

Single bedroom with window to rear aspects, electricity points and ceiling light.

### Bathroom

**6'2" by 6'2" (1.9 by 1.88)**

Three piece suite comprising a panel bath to mixer taps, pedestal wash hand basin and low flush WC. The room also has a window to side aspect and ceiling light.

### External

To the front is a small yard with mature shrubs and

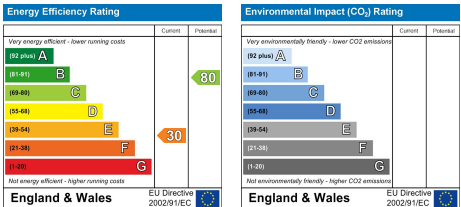
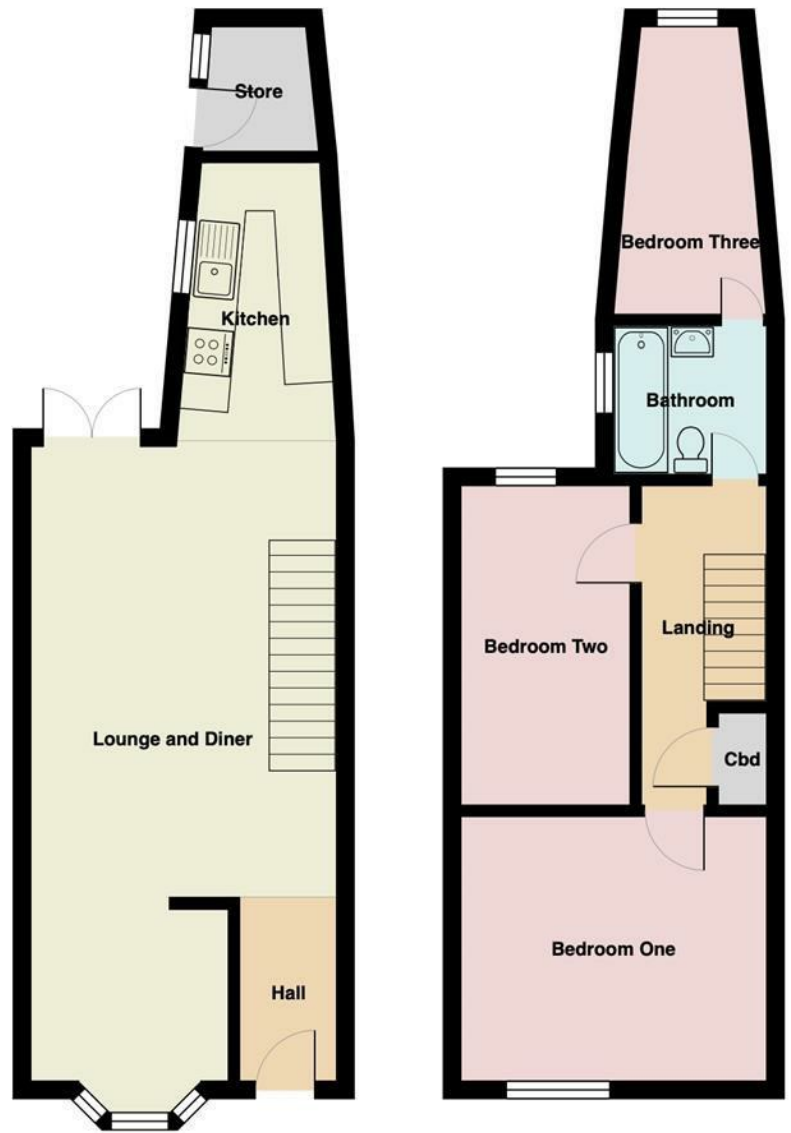
unrestricted on street parking. To the rear is a generously sized patio area with access to the service lane at rear.

### Council Tax

Band A







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