



3 Alden Terrace, Clarendon
Road, Lancaster, LA1 2DX

3 Alden Terrace, Clarendon Road, , Lancaster

The property at a glance

3  1  1 

- Mid Terrace Property
- Three Bedrooms
- Fitted Kitchen
- Three Piece Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band A
- EPC Rating: TBC

R&B
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01524 889000
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£130,000

Get to know the property



A FANTASTIC INVESTMENT OPPORTUNITY

This mid terrace property is being proudly welcomed to the market, providing easy access to local amenities and local public transport links. The property itself, once updated, has huge potential for a first time buyer looking for a project to create their dream home. With three generously sized bedrooms and no chain delay, this property is a complete blank canvas ready for any investor to put their own stamp on!

The property comprises briefly; an entrance porch guides you through to a spacious reception room which has a door to the rear hall. The rear hall houses a staircase to the first floor and a door to the kitchen. To the first floor you will find three bedrooms and a bathroom. Externally, there is an enclosed garden to the rear and off road parking space to the front.

For further information or to arrange a viewing please call our sales team at your earliest convenience.

Ground Floor

Entrance Porch

UPVC double glazed entrance door, UPVC double glazed window and door to the reception room.

Reception Room

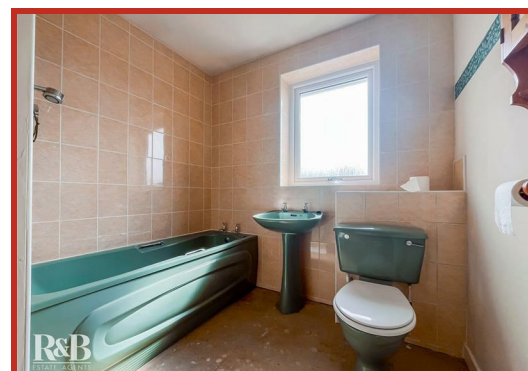
16' x 15'1"

UPVC double glazed window, central heating radiator, gas fire, understairs storage and door to the rear hall.

Rear Hall

9'1" x 6'7"

Stairs to the first floor, open to the kitchen and door to the rear.



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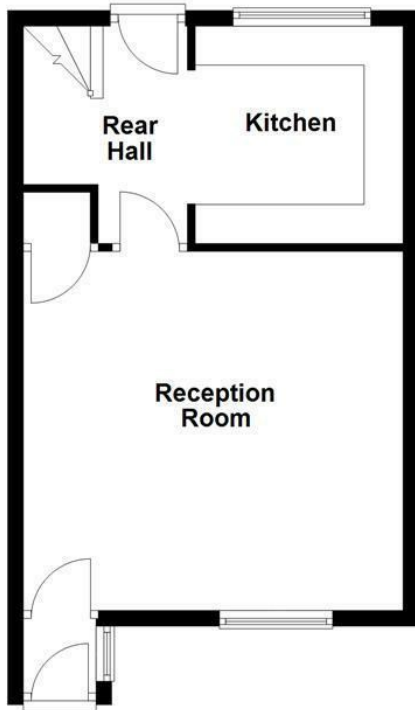
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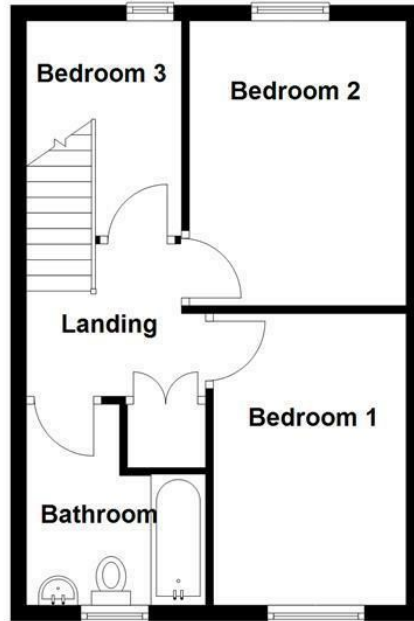
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Take a nosey round

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	