



96, Aberdeen  
Road, Lancaster, LA1 3DB

96, Aberdeen Road, Lancaster

## The property at a glance **3** **1** **2**

- Superb Three Bedroom Mid Terrace
- Spacious, Three Storey Accommodation
- Two Reception Rooms; Juliette Balcony to Rear
- Modern Kitchen to Lower Ground Floor
- Contemporary Shower Room to First Floor
- Double Glazing & Gas Central Heating
- Low Maintenance, Enclosed Rear Garden
- Ideal First Home or Buy to Let Investment
- Popular Residential Area in South Lancaster
- OFFERED WITH NO CHAIN DELAY

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**£170,000**

# Get to know the property



Stunning, three bedroom mid terrace situated in the ever popular Moorlands area of South Lancaster, boasting woodland views to the rear.

Offered with no chain delay, this property would be a great home for first time buyers or a buy to let investment, having been rented out for £750pcm for numerous years!

The entrance vestibule opens to the dual level lounge dining room - a superb space which could be used flexibly dependent on a purchaser's requirements for space - one of the reception areas could also lend itself to a home office/study or games room. The property boasts a Juliette balcony overlooking the rear garden and woodlands behind!

The staircase is to the centre of the room, with glass balustrades giving a contemporary feel to the property. Stairs lead down to the lower ground floor where the kitchen is located; the modern kitchen offers a range of wall and base units in cream with contrasting black worksurfaces, integrated oven and worktop, plumbing for washing machine, plus space for under counter fridge and freezer. From the kitchen there is access out to the low maintenance, gravelled rear garden.

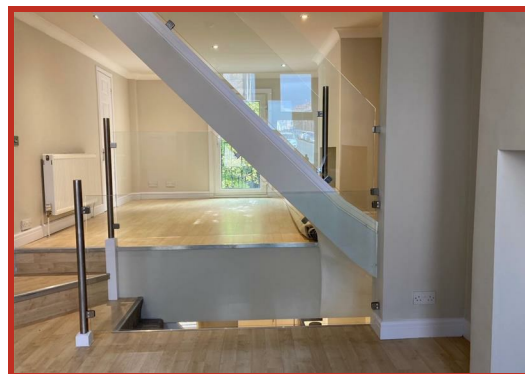
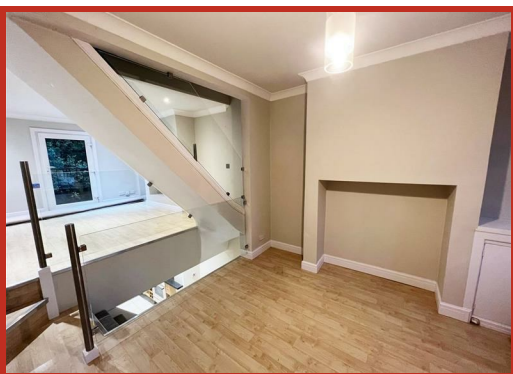
Rooms to the first floor include two double bedrooms, a good size single bedroom and a modern three piece shower room comprising corner shower cubicle, low flush WC and wash hand basin set in a 'floating' effect vanity unit.

Further benefits to the property included double glazing and gas central heating throughout.

Situated in a great location with nearby convenience store and a wider range of amenities available in Lancaster City Centre which is within walking distance. Lancaster Royal Infirmary and the University of Cumbria also both within easy reach plus a nearby bus route providing links to Lancaster University.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.





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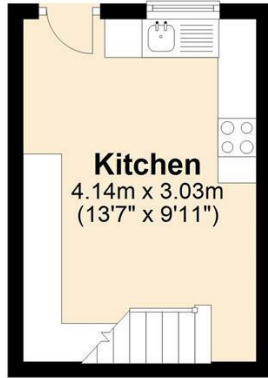
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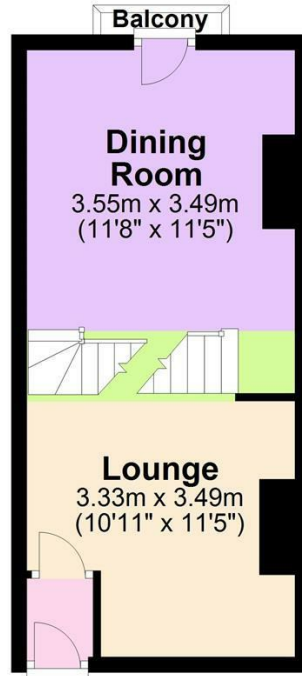
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# Take a nosey round

**Lower Ground Floor**  
Approx. 12.6 sq. metres (135.2 sq. feet)



**Ground Floor**  
Approx. 27.6 sq. metres (296.7 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 74.0 sq. metres (796.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	76

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