



R&B
ESTATE AGENTS

106, Aldrens
Lane, Lancaster, LA1 2DT

106, Aldrens Lane, , Lancaster

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

- Affordable Mid Terraced Property
- Three Double Bedrooms Across Two Upper Floors
- Two Bright Reception Rooms (perfect for family living or entertaining)
- Modern Grey Kitchen (ample storage and sleek finishes)
- Stylish Family Bathroom On First Floor
- Flexible Open-plan Living/ Dining Space (previously two bedrooms, easily converted back)
- South Facing Rear Garden (raised astro turf patio for relaxing or entertaining)
- Tenure: Freehold
- Property Banding: B
- EPC:

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£160,000

Get to know the property



Nestled on Aldrens Lane in the charming city of Lancaster, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a home that combines modern living with comfort. Recently renovated to a high standard, this property boasts three spacious double bedrooms, ensuring ample space for relaxation and rest.

The heart of the home features two bright reception rooms, designed with a flexible open-plan layout that encourages a seamless flow between spaces. This arrangement is perfect for both entertaining guests and enjoying quiet family evenings. Natural light floods the area, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the south-facing rear garden, which offers a wonderful outdoor space for gardening, play, or simply soaking up the sun. It is an ideal setting for summer barbecues or peaceful afternoons spent enjoying the fresh air.

With no chain delay, this affordable terraced property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest in a promising location, this home on Aldrens Lane is a fantastic choice that combines style, space, and convenience. Don't miss the chance to view this exceptional property.

Offered with no chain delay, this property must be viewed to appreciate the accommodation on offer!

Reception Room

UPVC window, radiator, TV point, built in storage, fireplace with slate hearth and door to kitchen.

Kitchen

UPVC window, radiator, mix of panelled wall and base units with laminate worktops, oven with four ring electric hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer, vinyl flooring, stairs to first floor and UPVC door to rear.

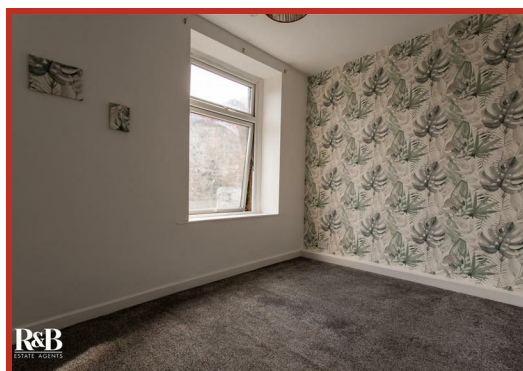
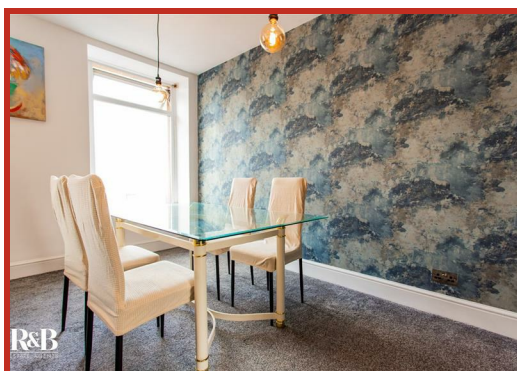
First Floor

Landing

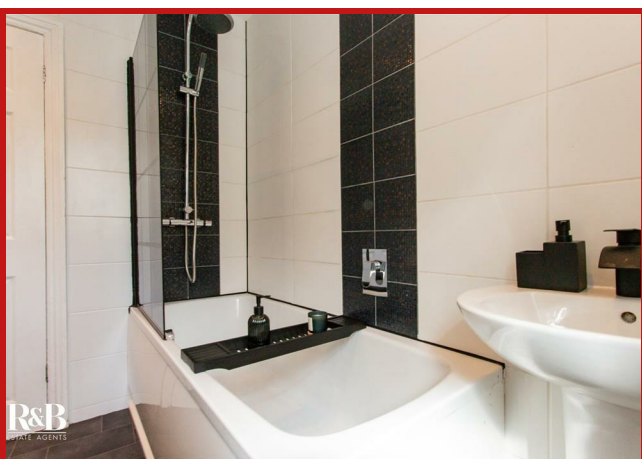
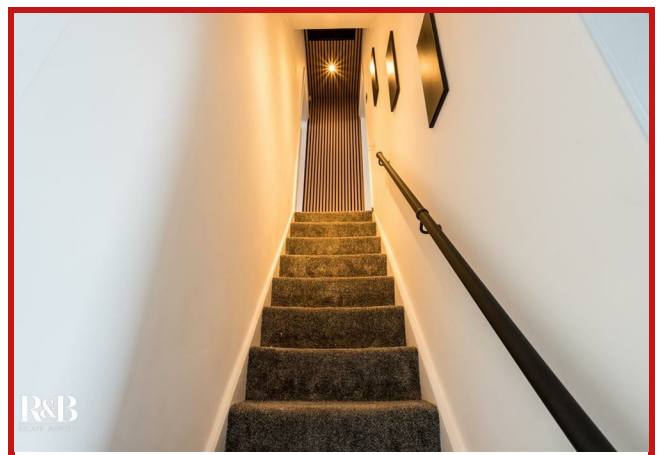
Doors to Bathroom and Living Room.

Bathroom

UPVC window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed rain shower with rinse head attachment over bath, extractor fan, fully tiled surround and vinyl flooring.



106 Aldrens Lane, Lancaster,
LA1 2DT



GET IN TOUCH TODAY

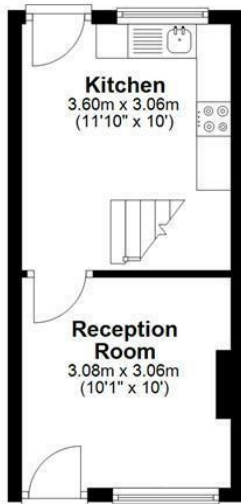
01524 889000

lancaster@rbestateagents.co.uk

www.rbestateagents.co.uk

Take a nosey round

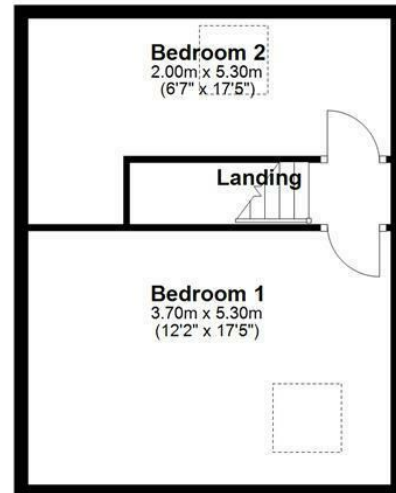
Ground Floor



First Floor



Second Floor



R&B
ESTATE AGENTS

GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbestateagents.co.uk

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	