



**3 Bed
House - Semi-Detached
located in**

Jennings
estate agents 

3 Aldrens Lane
Lancaster
LA1 2DU



Asking price £200,000

Welcome to this delightful semi-detached house located on Aldrens Lane in the vibrant city of Lancaster. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you prefer a formal dining room or a cosy lounge. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the ground floor.

The house boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are perfect for accommodating family members or guests. The property also features a home office or nursery.

The property features a well-appointed bathroom and shower room, designed for both functionality and comfort. It is equipped with essential amenities to cater to your daily needs.

Outside, the semi-detached nature of the house allows for a manageable yard space, ideal for outdoor activities or simply enjoying the fresh air. The location on Aldrens Lane provides easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living.

Hall

Double glazed uPVC door. Stairs leading to the first floor landing. Tiled flooring and a radiator. Decorative coving to the ceiling.

Lounge

9'7" (Recess) x 14' (Bay)

Double glazed uPVC Bay window to the front. Radiator and decorative coving to the ceiling.

Dining Room

9'1" x 12'10"

Double glazed uPVC window to the rear aspect. Log burner with a tiled hearth and stone surround. Fitted storage cupboard and matching drawers. Double radiator and an understairs storage cupboard.

Kitchen

9'12" x 7'10"

Fitted kitchen with a range of wall and base units incorporating; stainless steel sink unit and a freestanding cooker with a four ring gas hob. Space for a fridge freezer and washing machine. Double glazed uPVC window to the side. Radiator.

Inner Hall

Double glazed uPVC window to the yard. Fitted storage cupboards. Door to -

Bathroom

Modern three piece suite comprising: bath, overhead shower, wash hand basin and a low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.

First Floor

First Floor Landing

Storage cupboard.

Master Bedroom

11'7" x 12'7"

Double glazed uPVC window to the front aspect. Radiator.

Bedroom Two

6'9" x 12'6"

Double glazed uPVC window to the rear with an open outlook. Fitted wardrobe with overhead storage. Radiator.

Office/Nursery

6'4" x 7'9"

Double glazed uPVC window to the rear. Radiator.

Shower Room

Modern three piece suite comprising: double shower cubicle, wash hand basin and a low level WC. Heated towel rail.

Exterior

Front Garden

Concrete front garden and a high hedge for privacy. Stone steps leading to the main entrance.

Rear Yard

Concrete yard and wood storage.

Additional Information



We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Aldrens Lane, Lancaster, LA1 2DU

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

EPC Rating: C
Council Tax Band: A

DIRECTIONS

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