

HOUSECLUB
ESTATE AGENCY

7 Avondale Road, Lancaster, LA1 4BZ

£230,000









Inside The Home

This well-presented mid-terrace property offers bright and practical accommodation, ideally suited to modern living. The ground floor features a welcoming lounge boasting a large bay window allowing natural light to fill the room. To the rear there is a spacious open-plan kitchen/diner, perfect for family meals, entertaining or social gatherings.

Upstairs, the property offers three bedrooms comprising two generous double rooms and a well-proportioned single, ideal as a child's bedroom, home office or study space. The bathroom is fitted with a contemporary suite including a shower. The current owners have renovated the property and successfully let it in recent years, ensuring it is ready to move into or continue as an investment. Presented in neutral décor throughout, the home provides a blank canvas with excellent scope for buyers to personalise and truly make it their own.

An excellent opportunity for families wishing to be close to Lancaster city centre, professionals and students seeking convenience, or investment buyers looking for a ready-to-let property in a popular location.

Let's Take A Closer Look At The Area

Situated in the highly sought-after Bowerham area of Lancaster, this property enjoys a prime position within easy walking distance of local shops, everyday amenities and the well-regarded primary school. Perfectly suited to busy family life, the area offers a welcoming community feel while remaining conveniently close to the heart of the city. Lancaster city centre is just a pleasant stroll away, providing access to an excellent range of retail, dining and leisure facilities. For those commuting or travelling further afield, the property benefits from superb transport connections. Regular bus routes provide direct access to Lancaster University, while the nearby M6 motorway (Junctions 33 and 34) and the Bay Gateway offer swift links to the wider region, making this an ideal base for commuters, students and young professionals alike.

Let's Step Outside

There is on street parking available on a first come, first served basis. The property has a quaint front garden secured by brick and a gate and a spacious rear garden which has a low maintenance appeal to it being paved, secured by brick and a gate for access to the alleyway.

Services

The property is fitted with electricity and gas however the gas supply has been capped, therefore the property is solely electric. There is mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN68531

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



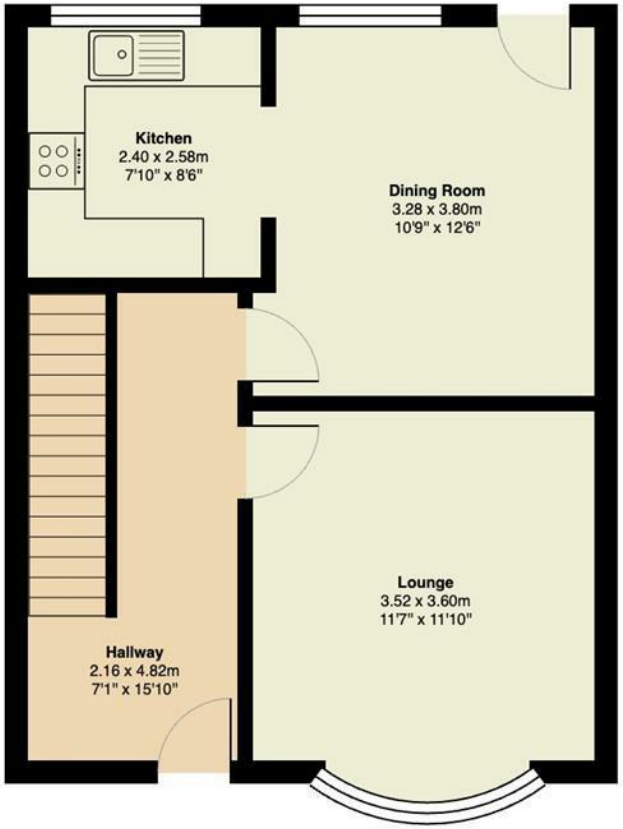


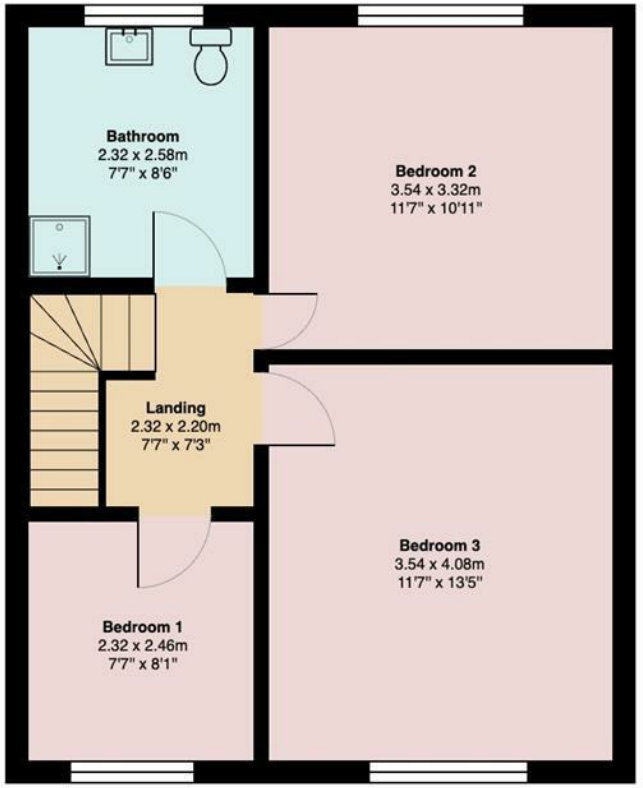


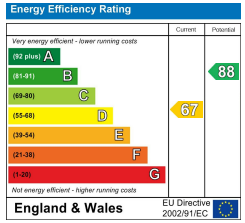




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