



**Dunkeld Street
Lancaster, LA1 3DQ**

£120,000

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MAIN FEATURES:

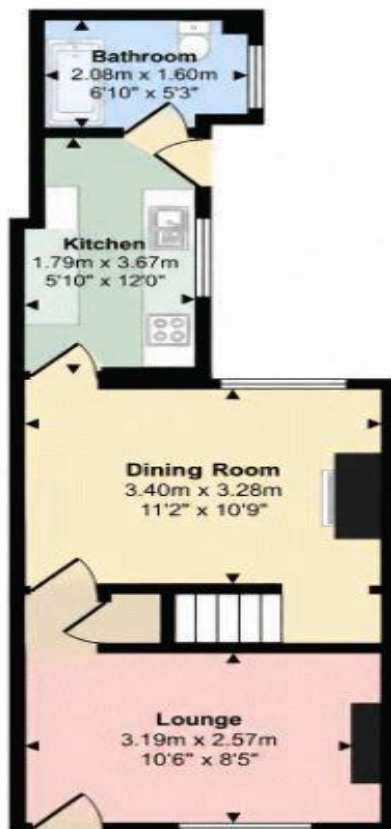
- Mid Terrace House
- Fitted Kitchen
- Lounge & Separate Dining Room
- Family Bathroom/WC
- Two Double Bedrooms
- Courtyard
- Landlords Only - Paying Tenant in Situ

An excellent opportunity for landlords to acquire a well-proportioned two-bedroom mid-terrace property on Dunkeld Street, Lancaster, offered for sale with a paying tenant already in situ, providing an attractive ready-made investment. The accommodation is arranged over two floors and offers a practical layout with plenty of living space. On the ground floor, there is a comfortable lounge and separate dining room, providing two versatile reception areas. The fitted kitchen is positioned to the rear and leads through to the family bathroom/WC. Upstairs, the property benefits from two generously sized double bedrooms. Externally, there is a small enclosed courtyard area to the rear.

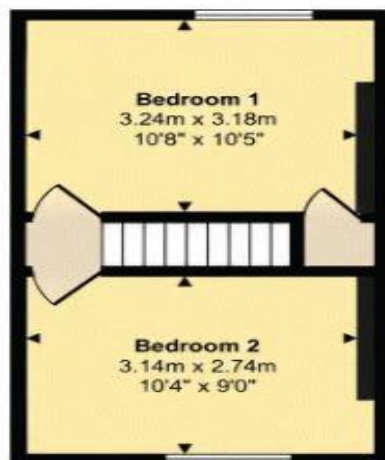
Dunkeld Street is conveniently positioned for access to Lancaster city centre, with its excellent selection of shops, cafés, restaurants and leisure facilities. The area is also well placed for local amenities and public transport links, while Lancaster's mainline railway station provides convenient connections to surrounding towns and major cities.

With an established tenant already occupying the property, this represents an appealing opportunity for investors seeking a tenanted buy-to-let property with rental income from the outset. Viewing is recommended for landlords looking to expand their Lancaster property portfolio.

Approx Gross Internal Area
58 sq m / 619 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 23 sq m / 252 sq ft

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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