



**R&B**  
ESTATE AGENTS

110 Aldrens Lane,  
Lancaster, LA1 2DT

110, Aldrens Lane, Lancaster

## The property at a glance 3 1 1

- Substantial Mid Terraced Property
- Three Bedrooms Across Two Floors
- Kitchen & Reception Room
- Basement Room
- Enclosed Rear Garden
- Excellent Transport Links
- Tenure: Freehold
- Property Band: A
- EPC: D

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**£130,000**

# Get to know the property



Nestled on Aldrens Lane in the city of Lancaster, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, the property boasts a spacious, well-designed living space, making it an ideal home for families or those seeking a comfortable retreat.

The house features three generously sized bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is practical and inviting, ensuring that every corner is utilised effectively.

One of the standout features of this property is the rear yard, which offers a private outdoor space for gardening, play, or simply unwinding in the fresh air. It is a wonderful addition that enhances the overall appeal of the home, allowing for outdoor enjoyment in a tranquil setting.

Conveniently located, this property provides excellent access links to the town centre and the motorway, making commuting and exploring the surrounding areas a breeze. Whether you are looking to enjoy the vibrant local culture or need to travel further afield, this location caters to all your needs.

In summary, this charming mid-terrace house on Aldrens Lane is a fantastic opportunity for those seeking a comfortable and well-connected home in Lancaster. With its three bedrooms, inviting reception room, and lovely garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

For more information, please contact the office at your earlier convenience.





### **Vestibule**

Wood single glazed frosted window, lino floor, door leading to reception room..

### **Reception Room**

UPVC double glazed window, coving, central heating radiator, tiled hearth and wood surround, door leading to kitchen.

### **Kitchen**

UPVC double glazed window, central heating radiator, coving, 5 x spotlights, Worcester combi boiler, range of wall, drawer and base units, wood effect laminate worktops, extractor hood, tile splash back, stainless steel sink with mixer tap, 4 ring electric hob, electric oven, stairs leading to first floor, door leading to cellar and reception room 1, UPVC double glazed frosted door leading to rear.

### **Cellar**

Electric.

### **Landing**

Stairs leading to ground floor and second floor.

### **Bathroom**

UPVC double glazed frosted window, central heating radiator, 5 x spot lighting, low rise WC, vanity wall mounted sink with mixer tap, panelled bath with shower rinse head, lino flooring.

### **Bedroom 1**

UPVC double glazed window, central heating radiator.

### **Landing**

Loft access, doors leading to bedrooms 2 & 3, stairs leading to first floor.

### **Bedroom 2**

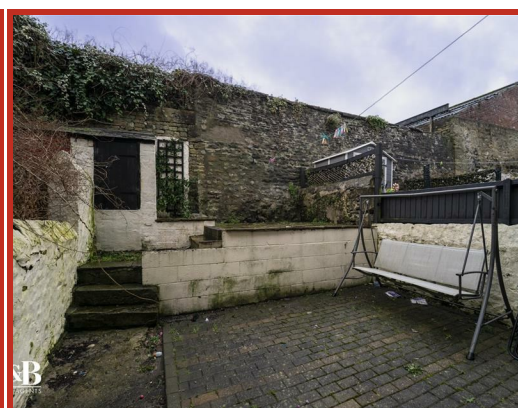
UPVC double glazed window, central heating radiator.

### **Bedroom 3**

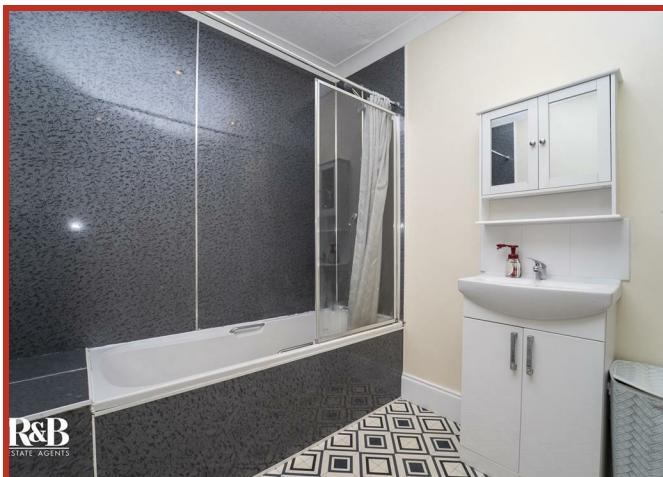
Wood double glazed skylight window, central heating radiator.

### **Enclosed Rear Garden**

Paving, raised seating area.



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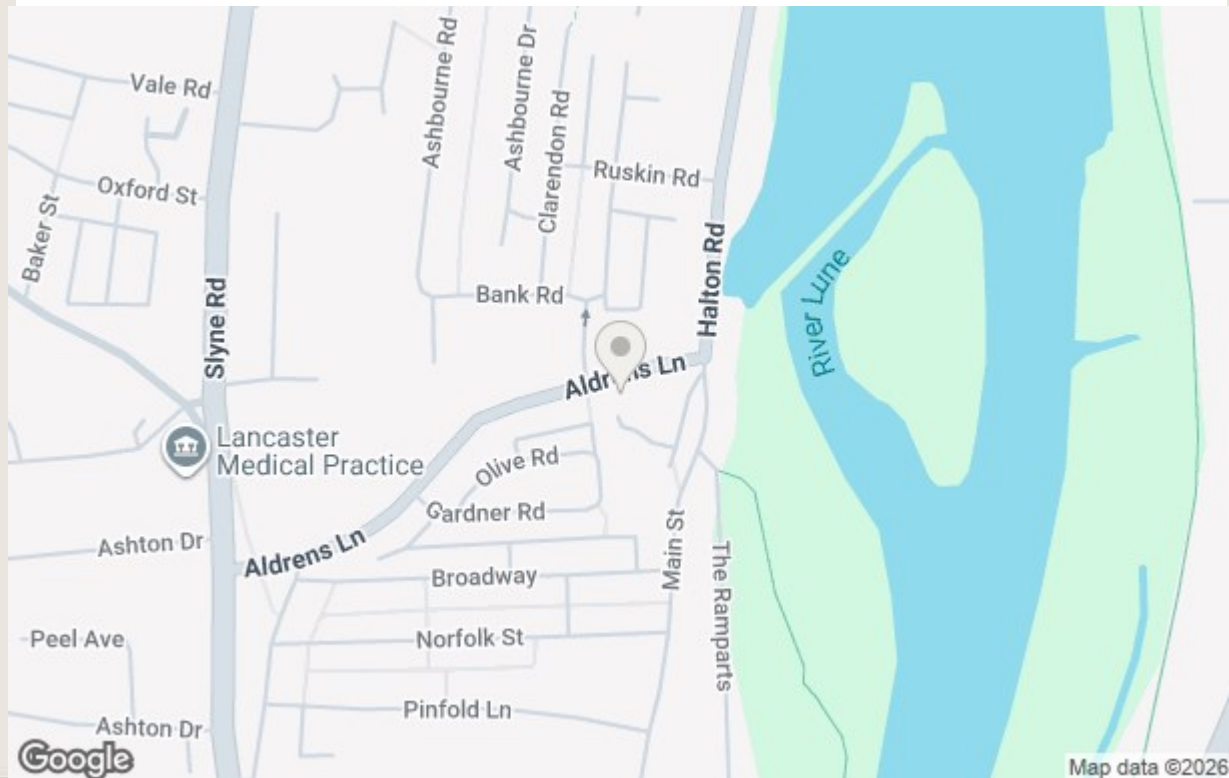
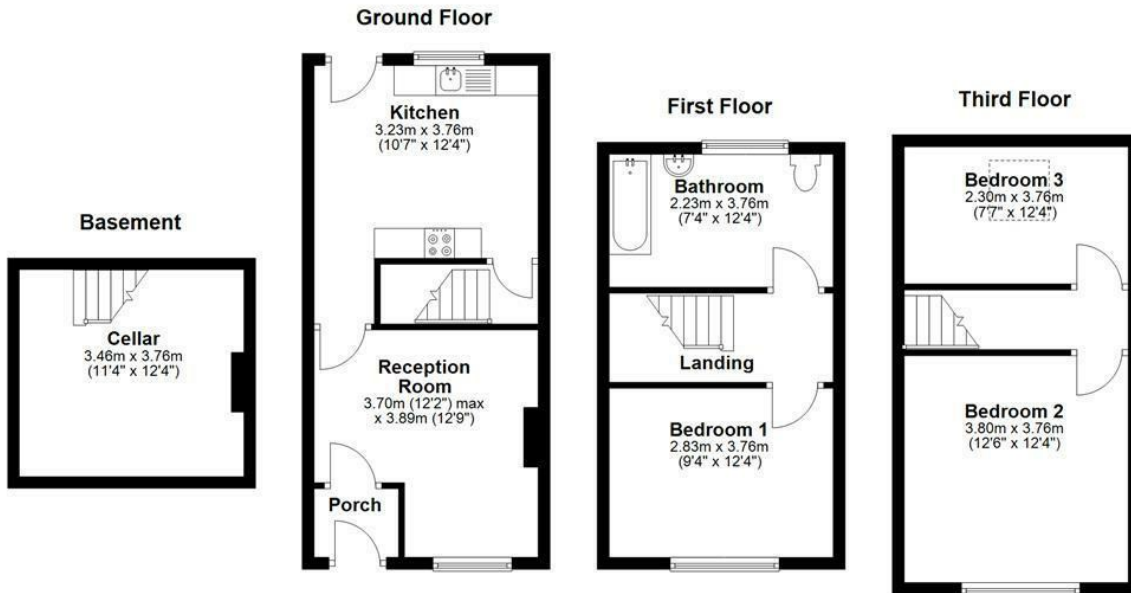
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# Take a nosey round



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