

## 56 Sibsey Street, Lancaster, LA1 5DF



**£219,000**



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Four-bedroom student investment property with a good letting history.

The property rests within walking distance of all of the amenities Lancaster has to offer including gyms, pubs, clubs, shops, eateries, and health services.

Currently advertised for this 2026/2027 academic year at 4 x £120 PPPW x 48 (per person per week) offering an annual gross income of £23,040

The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

The property is set in a highly desirable area of South Lancaster, perfectly positioned within walking distance of the train station and city centre, offering convenience and a fantastic investment opportunity.

### Entrance Hallway

Stairs to the first floor, carpeted floor, understairs storage cupboard.

### Lounge/Bedroom

Double glazed bay window to the front, carpeted floor, radiator.

### Open Plan Dining Room

Double-glazed patio doors to the rear, cupboard housing the consumer unit, carpeted floor and radiator.

### Kitchen

Double-glazed window to the rear, range of matching wall and base units, four plate electric hob and oven, extractor hood, washing

machine, stainless steel sink, free-standing fridge/freezer, vinyl floor.

### First Floor Landing

#### Bedroom One

Double-glazed window to the front, carpeted floor, radiator.

#### Bedroom Two

Double-glazed window to the rear, carpeted floor, radiator.

#### Bedroom Three

Double-glazed window to the front, carpeted floor, radiator.

#### Bathroom

Double-glazed frosted window to the rear, panelled bath with Trinity electric shower, wash hand basin, heated towel rail, vinyl floor, cupboard housing the Vaillant combi boiler, W.C.

#### Outside

Storage shed, patio area and gate to access road.

### Investment Information

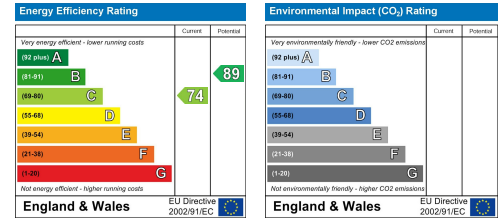
Tenure Freehold

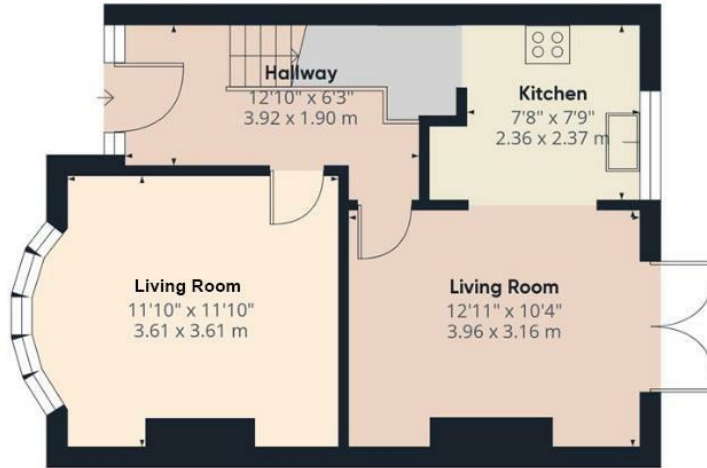
Council Tax Band (A ) £ 1,605

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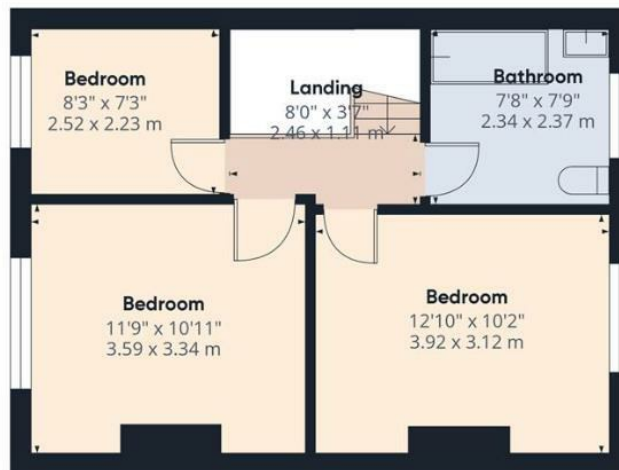
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

834.85 ft<sup>2</sup>  
77.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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