HOUSECLUB
ESTATE AGENCY

88 Aldrens Lane, Lancaster, LA1 2DT

Offers over £110,000

The accommodation

The property boasts a welcoming entrance hallway from the front elevation which affords stairs to the first floor accommodation and access to a spacious bay fronted through lounge and dining room, ideal for those who like to entertain. Beyond that is a fitted kitchen with wall and base units, wooden work top surfaces, a circular stainless steel sink, tiled splashbacks and plumbing for a washing machine. Upstairs the property benefits from two well proportioned bedrooms and a three piece white bathroom suite comprising a panel bath, a low flush WC and a pedestal wash hand basin. The property could do with some basic TLC / works of improvement but we feel it offers an ideal 'clean slate' for someone to add their own touches to create a lovely starter home.

Lets look outside

The property has courtyard frontage with gated access and a private and secure, flagged rear yard.

The location

A popular area, the property lies in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway is a short drive away accessible from the nearby Bay Gateway link. Aldrens Lane is situated in Skerton, a short walk to the imperious River Lune. The iconic St Georges Quay is easily accessible across the Millennium footbridge.

The situation

The property is fully vacant and offered for sale with no onward chain.

Services

The property is serviced with gas, electricity. mains water and drainage.

Tenure

The property is Freehold with title number LA678186.

Council Tax

The property is council tax band A via Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

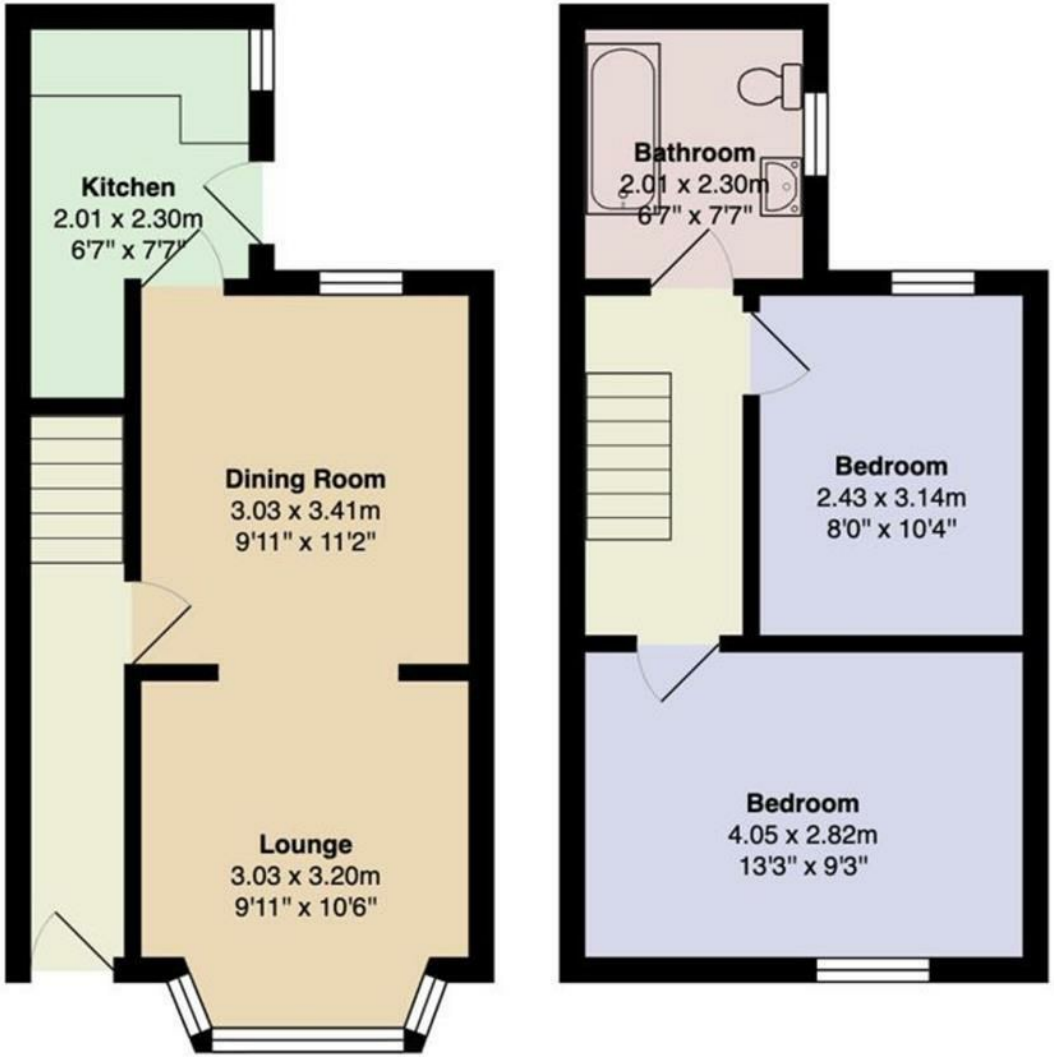
Energy Performance Certificate

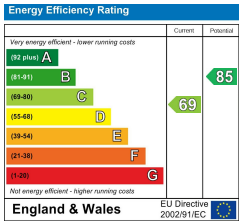
Available online or by contacting our estate agency office.

Improvement notification

In 2024 the property had an internal wall installation system added (excluding spray foam) which is insurance backed for a period of twenty five years.

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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Tel: 01524 771888
Email: info@houseclub.co.uk
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