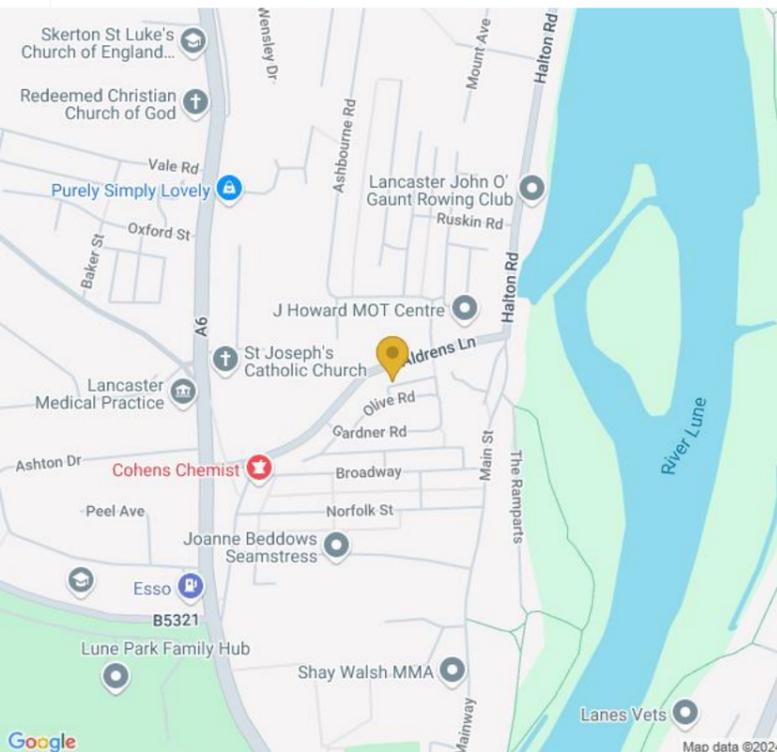


**£165,000**

Aldrens Lane, Lancaster  
LA1



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18 New Street  
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<https://www.farrellheyworth.co.uk/lancaster>



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Excellent Investment Opportunity with HMO Licence**
- **Four Bedroom End Terrace Home 2 Reception Rooms & 2 Bathrooms**
- **Excellent Location Close to City Centre & Local Amenities**
- **Sold Tenant In Situ with Approx. 6.7% Yield**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC E**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Farrell Heyworth Lancaster are delighted to present this superb investment opportunity to all landlords looking to start or expand their property portfolios...

This substantial four bedroom end terrace family home is well situated only a short distance from Lancaster city centre making this an excellent investment opportunity with H M O Licence.

The property is set over three floors and comprises of:

Ground floor - Entrance hall, two generously sized reception rooms, galley kitchen and three piece shower room to the rear.

First floor - Two double bedrooms and a four piece family bathroom with bath, shower, hand wash basin and toilet.

Second Floor - Two further bedrooms (One double and one single)

Externally you will find a small paved garden area to the front and an elevated, low maintenance yard to the rear - ideal for outdoor time with family and friends or a spot of al-fresco dining.

Tenure: Freehold  
Council Tax: Band B



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