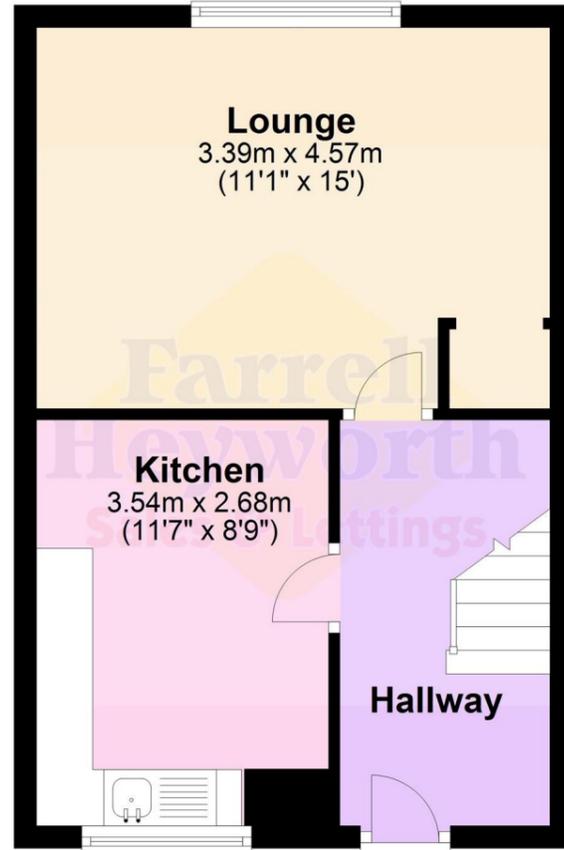
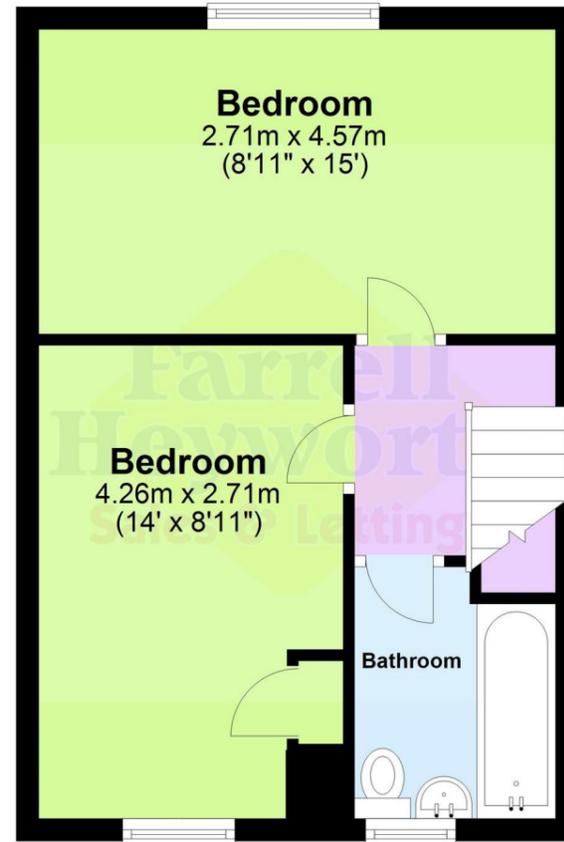


**£75,000**

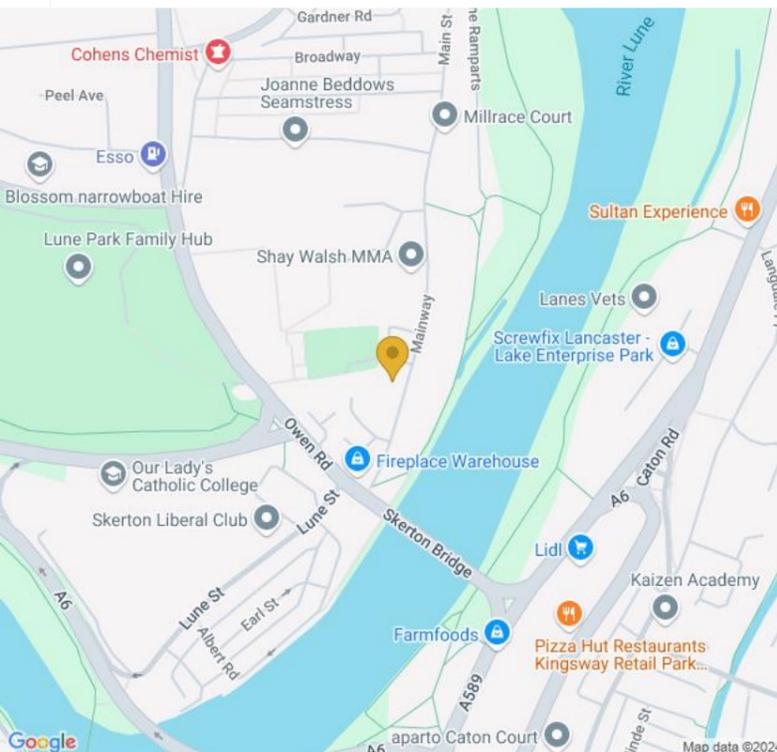
Shards Court, Mainway,  
Lancaster LA1



**Ground Floor**



**First Floor**



**Lancaster**  
**18 New Street**  
**Lancaster LA1 1EG**

**Tel: 01524 842222**

**Email: lancaster@farrellheyworth.co.uk**  
**https://www.farrellheyworth.co.uk/lancaster**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Split Level Maisonette over Ground and First Floors**
- **Potential to Live in or Possible Buy to Let Opportunity**
- **Two Bedrooms, Lounge, Kitchen and Bathroom**
- **Local Amenities, Next to River, Close to City Centre**

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 D**

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



The property is situated on a residential road close to local shops and amenities, the open spaces of Ryelands Park and Whalley Recreation Ground are within easy reach as is the river Lune and its fabulous walks, the city centre is within easy reach and additional transport links are provided by Lancaster rail station.

The split level accommodation is arranged over two floors in a maisonette style and comprises of hallway, kitchen and lounge to the ground floor and the first floor providing two good size bedrooms and bathroom.

The property could easily be used for living or as a buy to let investment opportunity.

Tenure: Leasehold  
 Leasehold information: Terms: 125 years from 5th April 1991  
 Current Ground Rent: £10 per annum  
 Current Maintenance/Service Charges: £220 per annum  
 Council Tax: Band A



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