

86 Aberdeen Road, Lancaster, LA1 3DB



£240,000

**IMMACULATELY PRESENTED
STUDENT INVESTMENT
PROPERTY**

Popular Student Area | Lancaster
University Homes Accredited
EPC Rated C | Fibre Broadband
Installed

This exceptional student property has been meticulously maintained by the current owners for over 20 years and continues to deliver excellent returns. Already fully let for the 2025/26 academic year to four students (4 x £135 per week x 48 weeks), it generates a strong gross annual income of £25,920.

The property is also fully let for 2026/27 academic year.

Designed with student living in mind, the home offers a superb layout that perfectly balances comfort and practicality. The inviting lounge features a stylish media wall, a firm favourite with tenants, while the spacious kitchen provides ample room for cooking, dining, and socialising, complete with a dedicated TV area.

Property highlights include:

New Vaillant combi boiler (2025)

Recent EICR (Electrical Installation Condition Report) – valid for five years

Upgraded EPC rating of C, meeting upcoming rental standards

Full-fibre broadband offering speeds up to 500mb

South-facing rear garden backing onto open green space, a rare find for Lancaster terraces!

With a proven rental history, modern

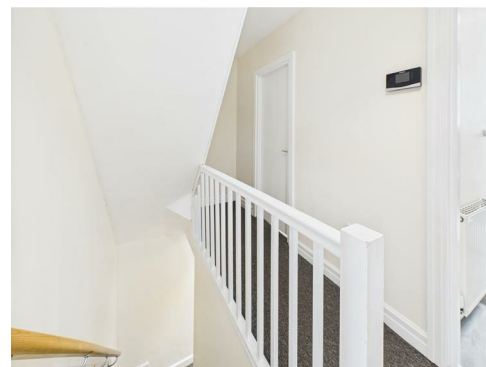
compliance, and an attractive return, this property represents a turnkey investment opportunity in Lancaster's thriving student market, ideal for those seeking a reliable, low-maintenance addition to their portfolio.

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).

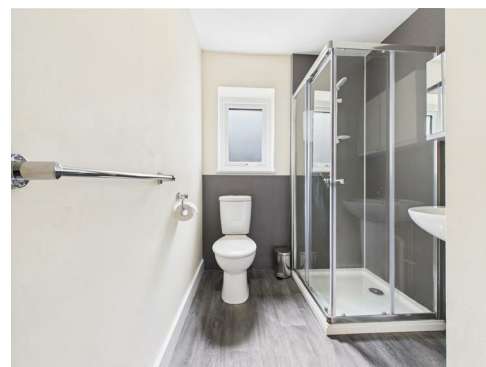
A current landlord's gas safety certificates are in place, along with EICR (electrical installation condition reports).

Lounge

Double-glazed window to the front, carpeted floor, radiator, cupboard housing gas and electric meters, tv and games points

Inner Hallway

Stairs to the lower basement and stairs to the first floor.

Shower Room

Double-glazed frosted window to the rear, shower cubicle with Triton electric shower, wash hand basin, vinyl floor, radiator, W.C.

Bedroom One

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

Lower Ground Floor

Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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

Kitchen/Diner



Double-glazed window to the rear and double-glazed door to the yard, range of matching wall and base units, stainless steel sink, fitted table and stools, four plates electric hob and extractor hood, electric oven, washing machine, dryer, fridge/freezer, TV, microwave, tiled floor, radiator, Vaillant combi boiler.

Rear Yard



South-facing spacious rear yard with views over open greenery and access to the shared ginnel.

First Floor Landing

Bedroom Two



Double glazed window to the front, carpeted floor, radiator, desk, wardrobe.

Bedroom Three



Double glazed window to the rear, carpeted floor, radiator, desk, built-in wardrobe.

Bedroom Four



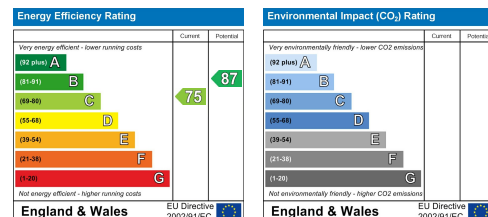
Double glazed window to the rear, carpeted floor, radiator, desk, wardrobe.

Investment Information

Freehold
Council Tax Band (A) £1,605
The property is let for the 2025/26 academic year to four students (4 x £135 per week x 48 weeks), generating a strong gross annual income of £25,920.
New Vaillant Combi Boiler 2025
Accredited by Lancaster University Homes
EPC Rated C
A New Electrical Installation
Condition Report (EICR) has been done for the property, which lasts for 5 years
Full-fibre broadband delivering

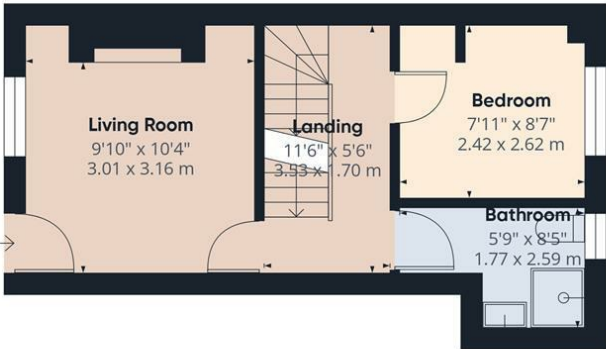
speeds of up to 500mb
The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

A current landlord's gas safety certificates are in place.





Floor -1



Ground Floor

Approximate total area⁽¹⁾
706 ft²
65.6 m²

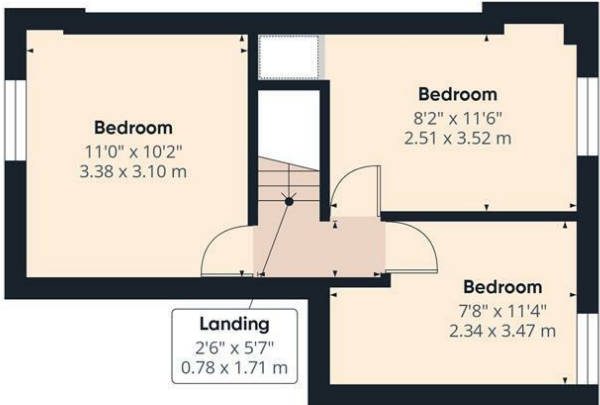
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1