

25 Albion Street

Bulk, Lancaster, Lancashire, LA1 1DY

£100,000

 2
 1
 1



jdg
sales & lettings

Would you like a period home where the canal is at the top of the street? Live at Albion Street & you'll have just that! This 2 bed terrace home features a stylish shaker kitchen, modern bathroom and 2 double bedrooms. Could this be the ideal first time home?

Investors could expect to get a gross yield of 6.3% based on an income of £525 pcm

A brief description

As you enter the front of the property you will find yourselves in the living room. Here there is space for your suite and other bits of furniture you may require. The current tenant has a plug in electric fire place to give the room a lovely homely feel and focal point.

Through the lounge into the kitchen, you will find a great spacious, light and airy open work space. There is space for a washing machine, fridge freezer and plenty of storage. Just off the kitchen there is a little walkway where you will find the boiler and storage space and then finally into the bathroom at the back of the property.

Up the open staircase to the first floor you will find the 2 double bedrooms.

There is a little bit of outside space at the back of the property where you can store your bins .



Key Features

- 2 Spacious double bedrooms
- Council tax band A
- Resident permit parking
- Gas central heated
- Double glazed throughout
- EPC rating to follow

About the area

Albion street is situated just off Bulk road which is your main road out of Lancaster. The A6 and M6 are just minutes away by car and the city centre in around 8 minutes walk away.

The street is predominantly terraced properties ranging from 1 to 2 bedrooms.





2



1



1



D



Ground floor

Come on in to the lounge where you will find enough space for a 3 piece suite and other pieces of furniture you may require. The meters for the property are located in a cupboard just under the window. The decor is all magnolia giving a crisp clean feel to the property and the flooring is laminate wood effect.

The kitchen is a great size and plenty big enough for a little 2 seater table and chairs. The white high gloss fitted units are complimented by soft grey tiling and the laminate floor runs through into the kitchen. The Hob and oven are both electric and there is room for a fridge freezer, washing machine and ample storage units.

The bathroom is at the rear of the property and consists of a 3 piece suite in white. Again the laminate floor runs through here and a frosted window allows light and air circulation into the room.

You will find the combination boiler tucked away discreetly in the storage space just off the bathroom and kitchen.

First floor

Up on the first floor you will find 2 great size double bedrooms. The first which is at the front of the property is a good size double. The walls again follow with the neutral decor in magnolia and the carpet is a mink/light brown.

The second bedroom is another good size double at the back of the home and again with the same decor of soft brown and cream.

Outside space

The outside space here isnt huge, however a few seasonal bright flowers and plants would really brighten the area up. There is a gate on the back to allow for access and bins to be stored.

What we like

If you are looking for your first home or even a great buy to let property - this home is perfect.

We love the location, it's close to the canal which means great walks, especially if you are like me!



Extra Information

- The home has 2 double bedrooms
- It is gas central heated
- It is council tax band A
- It is in a resident permit parking scheme. Around £30 a year
- Minutes walk from the city centre
- Easy accessibility to the M6 and A6





58 Market Street, Lancaster, Lancashire, LA1 1HS

t: 01524 843322 e: sales@jdg.co.uk w: www.jdg.co.uk