



116a Patterdale Road, Lancaster
Lancaster

£120,000





116a Patterdale Road

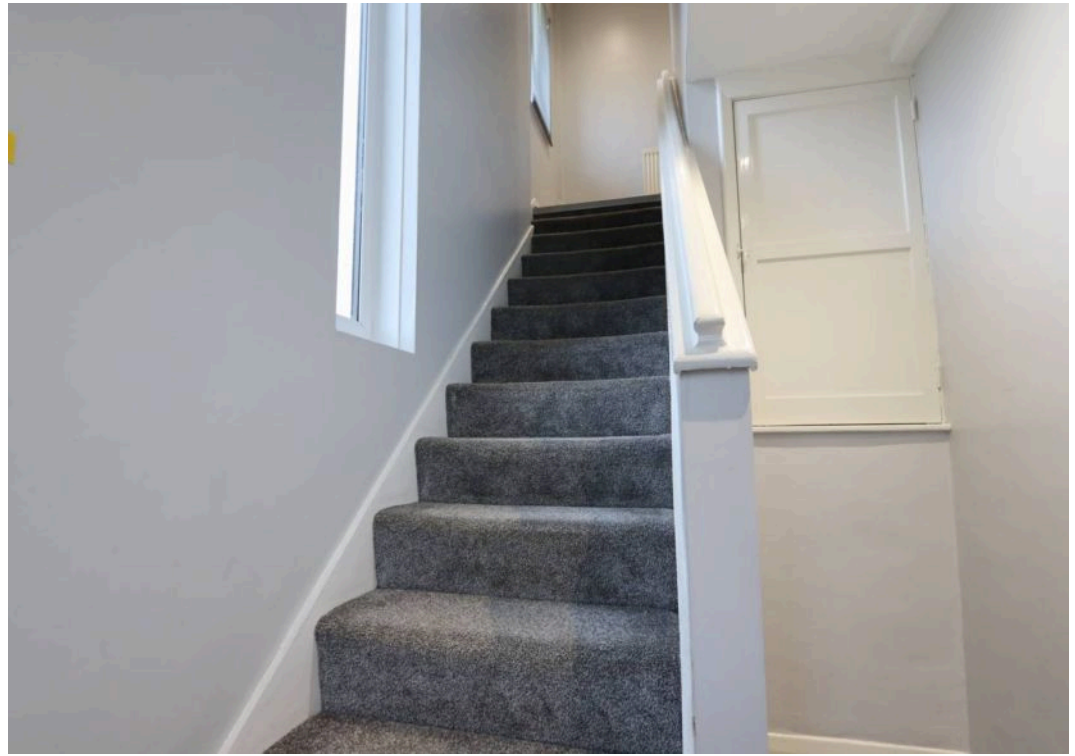
Lancaster, Lancaster

Charming 2-bedroom flat with modern amenities in sought-after location near Lancaster city centre and M6. Benefits from natural light, storage, driveway, and shared garden.

Council Tax band: A

Tenure: Leasehold

- Two spacious double bedrooms
- Bright and airy lounge.
- Modern kitchen diner
- Driveway for off-street parking
- Ample storage space throughout
- Plenty of natural light throughout the flat
- Easy access to Lancaster city center and M6 motorway
- Close to local shops and amenities
- Close to parks and recreational areas
- EPC Band C





The Location

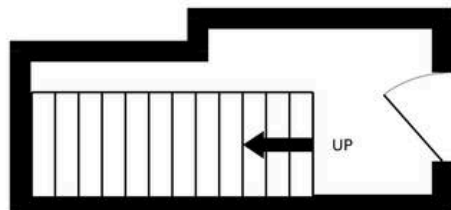
Nestled in the heart of Lancaster, Patterdale Road offers a perfect blend of urban convenience and quiet living. This area is known for its friendly community and excellent amenities. Residents can enjoy leisurely strolls along the picturesque Lancaster Canal, explore the historic Lancaster Castle, or indulge in the diverse dining and shopping options in the city centre. With reputable schools, healthcare facilities, and efficient public transport links, including easy access to the M6 motorway, Patterdale Road is an ideal location for families, professionals, and retirees alike. The nearby Williamson Park, with its stunning views and butterfly house, provides a perfect escape for nature lovers.

The Apartment

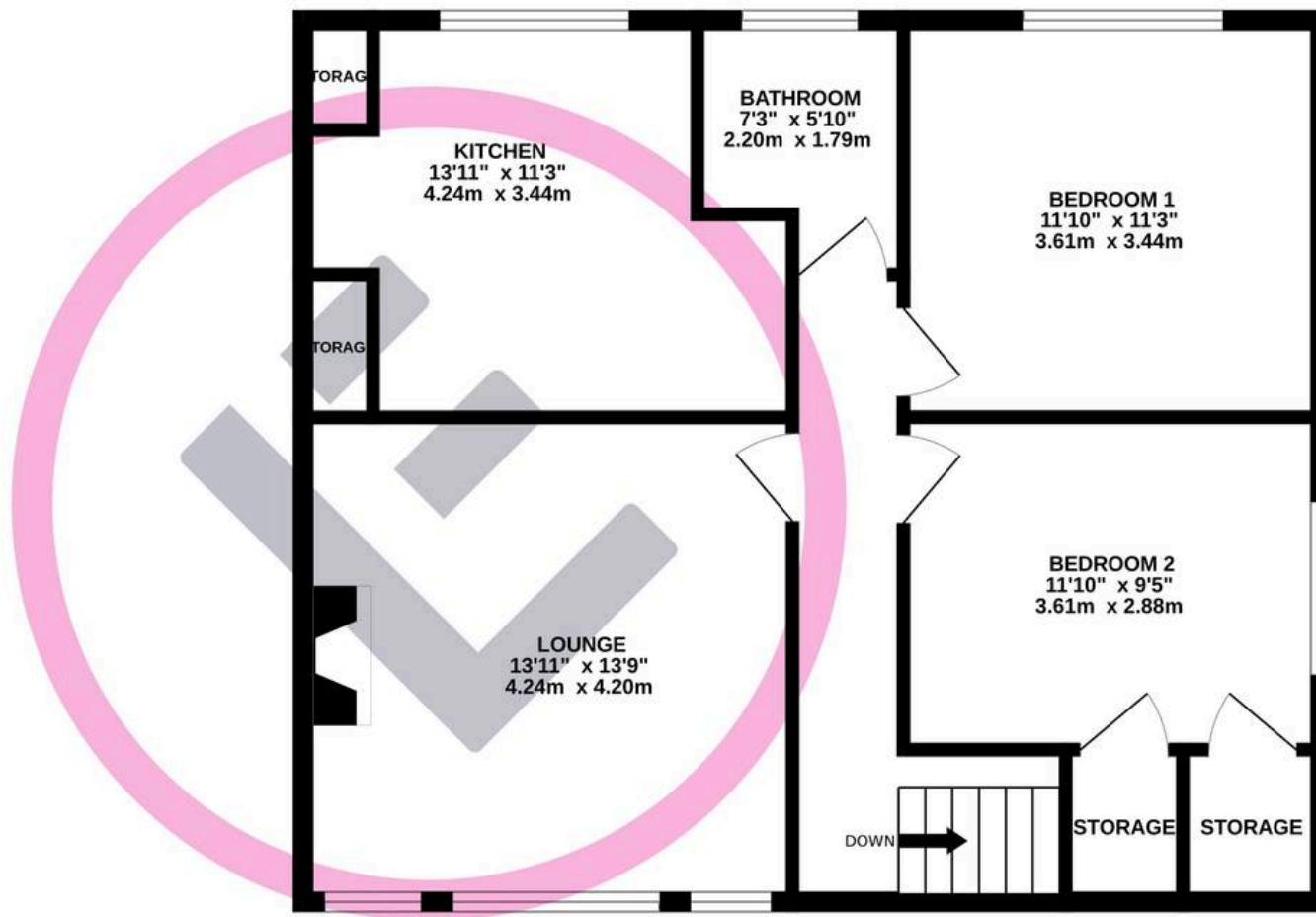
This charming first-floor flat on Patterdale Road boasts two spacious double bedrooms, making it perfect for couples or small families. The property features a bright and airy lounge, a modern kitchen diner, and a well-appointed bathroom. With the added convenience of off-street parking, you'll never have to worry about finding a spot for your car. The flat's thoughtful layout and ample storage space ensure comfortable living, while its location offers the best of both worlds – a peaceful residential street with easy access to Lancaster's bustling city life.



GROUND FLOOR
58 sq.ft. (5.3 sq.m.) approx.



FIRST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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