



## Lancaster

**£139,950**

14 Beaumont Street  
Lancaster  
Lancashire  
LA1 2JE

Beautifully Spacious, Light and Bright. This fantastic mid-terrace home is perfect for a multitude of buyers, from first timers, the retired, families or those looking to work from home.

With two spacious reception rooms, modern kitchen and a beautifully presented rear south facing garden with secure workshop/garden shed. With three bedrooms to the first floor and fantastic bathroom including a roll top bath and separate shower cubicle, what more is there to love?

Property Ref: C2131







Living Room



Bedroom One

**Location** From the Hackney and Leigh Carnforth Office, turn right and proceed north on Market street. At the traffic lights, turn right and leave Carnforth on the A6, travelling through the village of Bolton Le Sands. Continue on this road passing through Slyne and after passing Beaumont College on the right, take the fourth left onto Beaumont Street. The property is situated on the right hand side and can be located by our For Sale sign.

**Accommodation (with approx dimensions)**

**Entrance Vestibule** Entered by an aluminum double glazed door, with an internal wooden glass panelled door. This leads into:

**Inner Hallway** A warm and welcoming Inner Hall, with coving to the ceiling, a radiator and stairs leading to the First Floor.

**Dining Room** 14' 0" x 11' 6" (4.27m x 3.51m) This light and bright open plan room, is fitted with a feature stone fireplace, showcasing the age of the property. With the built in book shelving and cupboards to alcoves, under the stairs, a walk in cupboard and pull out drawers, there is ample storage available. With a PVCu double glazed window overlooking the rear garden, coving to the ceiling and a radiator.

**Living Room** 10' 3" x 10' 2" (3.12m x 3.1m) A cosy, yet spacious room, fitted with a feature ornate fireplace, with slate hearth. With a wooden double glazed window, fitted book shelving and storage cupboards, coving to the ceiling and a radiator. We are advised the house is fitted with a professional internal computer network, allowing faster connection to the internet than Wifi.

**Kitchen** 8' 10" x 7' 9" (2.71m x 2.36m) Fitted with a range of wall and base units with a complementary mahogany wooden worktop, an inset porcelain sink with mixer tap, and an integrated worktop drainer. Fitted appliances include a four ring Neff gas hob, with Neff extractor over and a Neff electric oven. There is plumbing for a washing machine, a dishwasher and space for a fridge freezer. With two double glazed windows and a hardwood double glazed rear entrance door, leading into the rear garden. With downlighters and slate flooring.

**First Floor Landing** Stairs lead from the Entrance Hall, to a spacious split level, First floor Landing. With access to a loft space.

For a Viewing Call 01524 737727





Kitchen

**Bedroom Three** 9' 0" x 7' 9" (2.74m x 2.36m) The well-proportioned third bedroom is currently a beautifully appointed home office, which would be ideal for working from home. Fitted with mahogany worktops and matching, built in shelves and drawers. This could easily be restored to a bedroom if needed. Fitted with a PVCu double glazed window, downlighters and a radiator.

**Bedroom Two** 11' 7" x 8' 3" (3.53m x 2.53m) A spacious second Bedroom, fitted with a PVCu double glazed window overlooking the rear garden. With coving to the ceiling and a radiator.

**Bedroom One** 11' 3" x 10' 3" (3.43m x 3.12m) A generously proportioned, light and bright first Bedroom, fitted with a wooden double glazed window, coving to the ceiling and a radiator.

**Bathroom** 9' 9" x 6' 6" (2.98m x 1.98m) Fitted with a luxurious four piece suite consisting of a WC, a wash basin set in a wooden surround, a feature roll top bath, and a large shower cubicle, with glass sliding doors and a tiled surround. With a wooden double glazed window, coving to the ceiling, tiled travertine flooring and a heated towel rail.

**Outside** To the front of the property there is on street parking. To the rear, there is a beautiful garden, with raised planted borders, decorative stone patio area with motif, and a large wooden garden shed/workshop, with light and power. There is also a gated access, shared with the neighbouring property giving additional access to the rear.

**Services** Mains electric, mains gas, mains water and mains drainage.

**Council Tax** Band A - Lancaster City Council.



Bathroom

**Tenure** Freehold.

**Viewings** Strictly by appointment with Hackney & Leigh - Carnforth Office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

# Beaumont Street, Lancaster, LA1

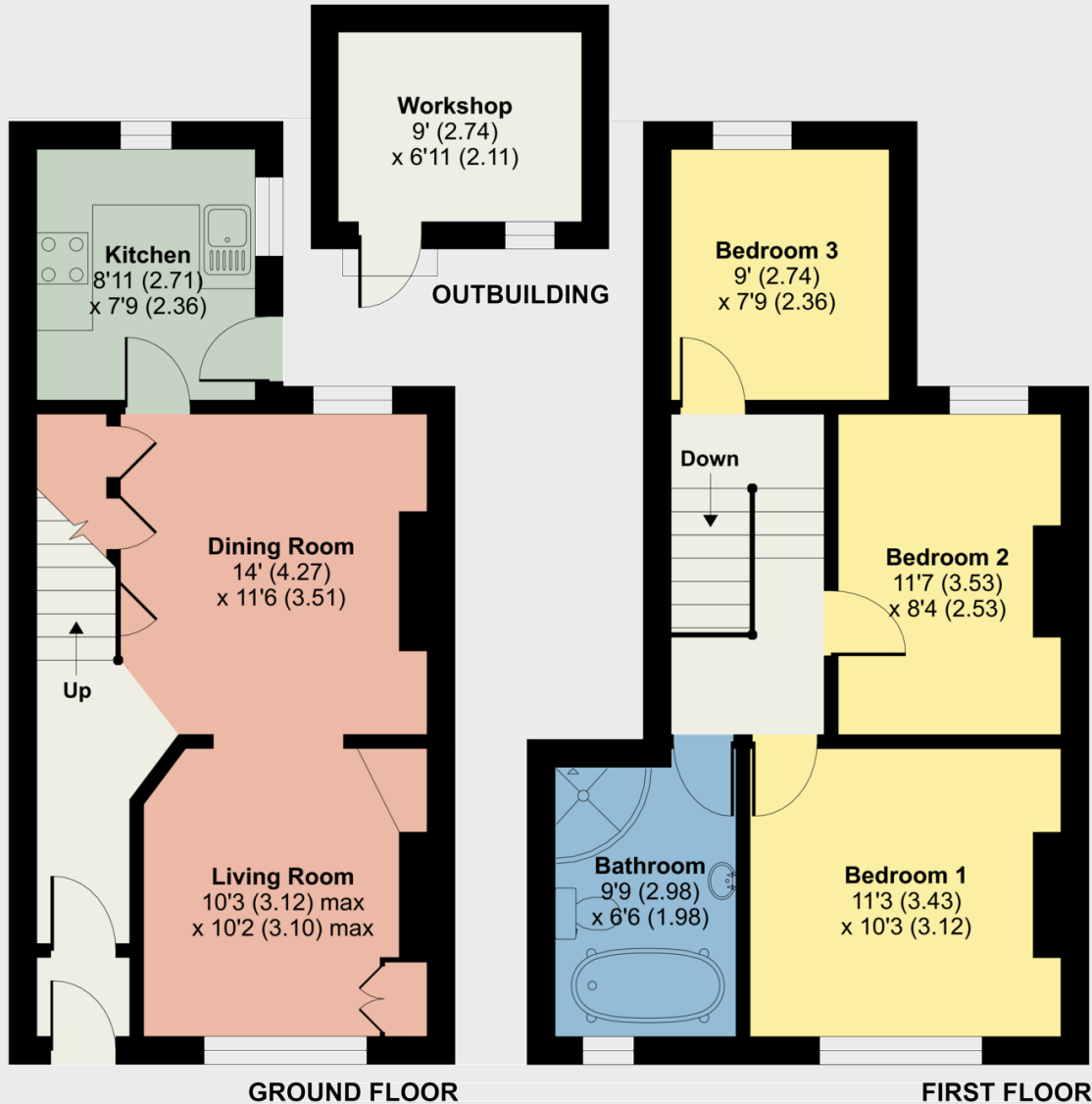


Approximate Area = 815 sq ft / 75.7 sq m

Outbuilding = 63 sq ft / 5.9 sq m

Total = 878 sq ft / 81.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n:cheom 2021. Produced for Hackney & Leigh. REF: 745791

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