



38 Beaumont Place

Lancaster, LA1 2EY

Price £215,000

38 Beaumont Place

Lancaster

If you are looking for a ready to move into property in a quiet residential area then 38 Beaumont Place might be the one for you. This two bedroom semi detached property has been owned and loved by its current owners for 20 years and was extended in 2017 creating the open plan living accommodation to a high spec, including Bose built in ceiling speakers and under floor heating. All in all, the property has double glazing and gas central heating.

Entering into the staircase hallway, off which is the stupendous open plan living space. The seating area provides the ideal place to sit and relax, the sleek Siematic kitchen is fully equipped with integrated appliances for a seamless look. The kitchen benefits from a bespoke SPEKVA breakfast bar, an undermount sink, Quooker tap, a wine cooler and a range of draw, wall and base units. The by fold doors create a sense of the outdoor/indoor living providing the perfect space for hosting. The lines are clean, space is uncluttered, the colour palette is largely neutral and the fittings are contemporary making this property ideal for a buyer wanting to make it their own.

The first floor landing is where you will find two double bedrooms and bathroom. The principle bedroom benefits from a built in wardrobe and plenty of natural light. The good sized bathroom has a jacuzzi bath with wall mounted shower, WC and floating vanity unit with hand wash basin.

Externally, to the front is a driveway and at the rear, a combination of paving and decking area presents plenty of space for a seating area. The garage is located on the side of the property, another benefit of being located on the corner plot. There has been expired planning permission for the Demolition of existing garage and erection a single storey outbuilding. The planning permission can be viewed on the Lancaster City Council website on the application number 20/00893/FUL.





Location

The property is conveniently situated in the suburbs of Lancaster which has a great choice of local amenities close at hand including shops, a chemist and a Fish and Chip takeaway.

There are excellent transport links into the city and local primary schools within walking distance and for older children the house is within the catchment area for the renowned Royal Lancaster Grammar School and Lancaster Girls' Grammar School. Lancaster itself has a great mix of high street and independent shops, coupled with a wide range of places to eat and drink and a rich cultural and music scene.

Lancaster train station is on the main West Coast line and is approximately 2.3 miles away. If you are jetting off then the airports at Manchester and Liverpool are 65 and 70 miles respectively.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words ///next.logic.tunnel

Use the postcode **LA1 2EY** on Sat Nav with reference to the directions below:

Leaving Lancaster in a Northerly direction on the A6 (Slyne Road), turn right onto Green Lane, take your first right turning onto Beaumont Place and then take a final right hand turning. No38 will be at the bottom of the cul-de-sac.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from an Ideal combi boiler in the kitchen with remote access via Nest app.

Broadband

Ultrafast speed potentially available from Openreach, Virgin Media, Netomnia of 10,000 Mbps download and for uploading 10,000 Mbps.

Mobile

Indoor: EE, Three, O2 and Vodafone are reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

Tenure

Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Schott Ceran four ring induction hob, NEFF extractor fan, NEFF combination microwave, NEFF fan assisted electric oven, integrated NEFF dish washer, integrated fridge and freezer, integrated wine cooler and under-mount sink with Quooker tap.

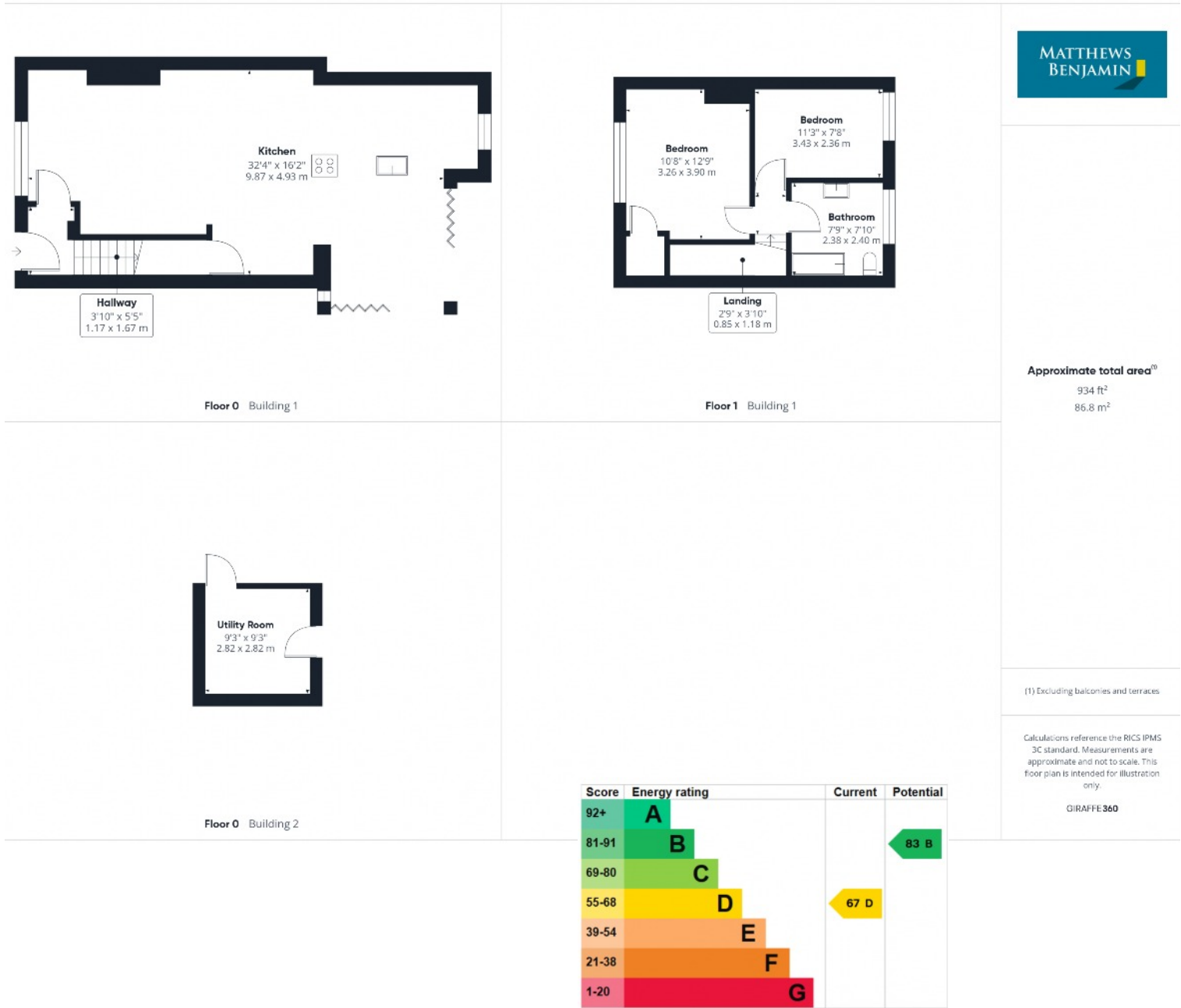
Furniture is available by way of further negotiation.

Local Authority charges

Lancaster City Council – Council Tax band A







Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.