

4 Aughton Court Beaumont Park, Lancaster, LA1 2JY



£175,000

This two-bedroom semi-detached house, nestled in a quiet courtyard setting within Beaumont Park, is beautifully presented throughout. The property features a charming conservatory that extends the living space, leading to a fully enclosed rear garden, perfect for relaxing or entertaining.

With the added convenience of an allocated parking space and additional visitor parking, this home offers both comfort and practicality.

Ideal for first-time buyers looking for a cosy and manageable home, or as a valuable investment opportunity for those interested in buy-to-let properties. This property offers a great blend of tranquillity and accessibility, making it a wonderful place to live or invest.

Set in a desirable area of Lancaster, this two-bedroom semi-detached house offers ease of access to the city centre, while also benefiting from excellent local amenities in the nearby villages of Slyne and Bolton Le-Sands.

The property is also conveniently located near highly-regarded local schools, making it an attractive option for families. Additionally, it offers great connectivity, with easy access to the M6 motorway and the Bay Gateway, providing efficient routes for commuting or exploring the surrounding areas.

This combination of a peaceful residential setting and excellent accessibility makes it an ideal choice for both first-time buyers and investors.

Entrance Porch

Door to the lounge.

Lounge



Double-glazed window to the front, understairs storage cupboard, carpeted floor, radiator, double doors opening onto the kitchen/diner.

Kitchen/Diner



Double-glazed window to the rear, range of beautifully crafted wall and base cabinets finished in a high gloss grey, composite sink, four plates electric hob and oven, extractor hood, space for fridge/freezer, plumbing for washing machine, laminate floor, radiator, dining area and door to the conservatory.

Conservatory



Radiator, vinyl floor, cupboard housing Biasi combi boiler, door to the garden.

First Floor Landing

Access to the loft, radiator.

Bedroom One



Double-glazed window to the front, built-in wardrobe space, radiator, carpeted floor.

Bedroom Two



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

Bathroom



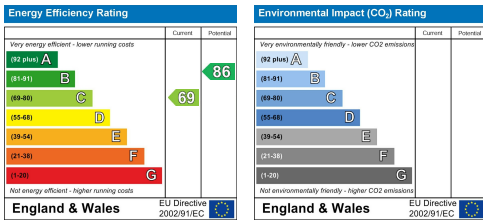
Double-glazed frosted window to the rear, bath with shower attachment, wash hand basin, extractor fan, vinyl floor, radiator, W.C.

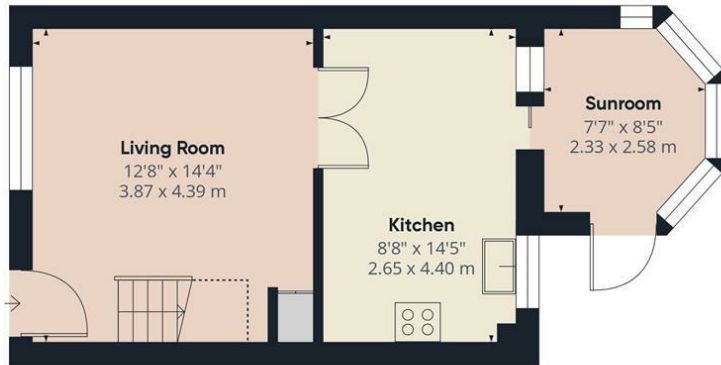
Outside

Fully enclosed rear garden, wood storage shed, artificial grass lawn, patio area and gate to access the front.

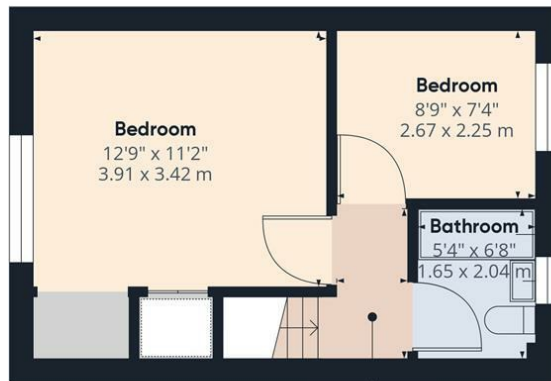
Useful Information

Tenure Freehold
 Council Tax Band (B) £1756.26
 Allocated parking space and visitor parking.
 No Onward Chain





Ground Floor



Floor 1

Approximate total area⁽¹⁾

649.06 ft²
60.3 m²

Reduced headroom

13.67 ft²
1.27 m²

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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