



Lancaster

£169,950

10 Beaumont Street, Lancaster, Lancashire, LA1 2JE

Conveniently situated just a short distance from Lancaster City Centre, with excellent transport links to the M6 motorway, this beautifully presented property is an ideal choice for first-time buyers or families.

Quick Overview

- Three Bedroom Mid Terraced Home
- Two Reception Rooms
- Fantastic Loft Space
- South Facing Rear Yard
- On Street Parking
- Perfect First Time Buy or Family Home
- Nearby Bus, Rail and M6 Motorway Links
- No Chain Delay
- Close to Lancaster City Centre
- Ultrafast Broadband Available*



3



1



2



E



Ultrafast
Broadband



On Street Parking

Property Reference: C2157



Living Room



Living Room



Dining Room



Dining Room

Step into this deceptively spacious home, beginning with the welcoming living room, featuring charming tongue-and-groove panelling and plenty of space to accommodate all your furniture needs. Flow seamlessly into the versatile second reception room, an ideal dining area complete with a focal electric fire. This room also provides access to the first floor and the kitchen.

The kitchen boasts a range of fitted wall and base units complemented by a stylish worktop and stainless-steel sink. It includes appliances such as a Belling gas hob and a Stoves electric oven, along with ample space for a freestanding fridge-freezer. A door leads conveniently out to the rear yard.

Heading upstairs, you'll find three well-proportioned bedrooms. The first and second bedrooms are generous doubles, with bedroom two benefiting from built-in wardrobes. The third bedroom is a comfortable single overlooking the rear yard.

The bathroom on this floor is fitted with a modern three-piece suite, comprising a WC, a wash hand basin set in a vanity unit, and a luxurious Jacuzzi-style bath with a shower overhead, a folding glass screen, and a tiled surround.

An additional bonus is the loft space, offering flexibility to suit your lifestyle needs-ideal for extra storage or a home office. It features a Velux window and convenient eaves storage.

Externally, the property benefits from on-street parking along Beaumont Street. At the rear, you'll find a well-maintained south-facing yard with an outhouse, raised decking, and access to a shared, gated alleyway that connects to the front of the property.

Accommodation with approximate dimensions

Living Room 11' 5" x 9' 0" (3.48m x 2.74m)

Dining Room 13' 9" x 11' 8" (4.19m x 3.56m)

Kitchen 8' 11" x 7' 6" (2.72m x 2.29m)

Bedroom One 11' 9" x 7' 11" (3.58m x 2.41m)

Bedroom Two 10' 6" x 9' 11" (3.2m x 3.02m)

Bedroom Three 8' 7" x 7' 11" (2.62m x 2.41m)

Loft Room 10' 2" x 9' 4" (3.1m x 2.84m)

Bathroom



Kitchen



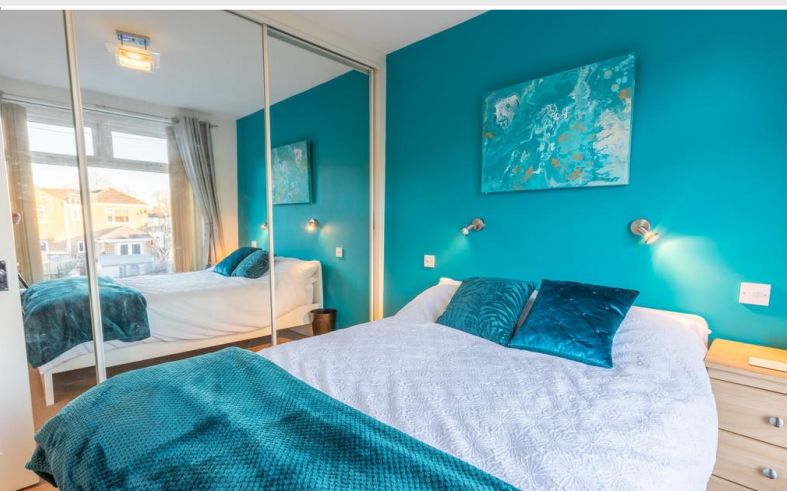
Kitchen



Landing



Bedroom One



Bedroom Two



Bedroom Three

Property Information

Tenure Freehold

Council Tax Band A

Services Mains electric, mains gas, mains water and mains drainage. Ultrafast broadband available.

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

Directions 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.

What3Words ///rewarding.glue.storms

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Loft Room



Rear Garden



Rear Yard

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Beaumont Street, Lancaster, LA1

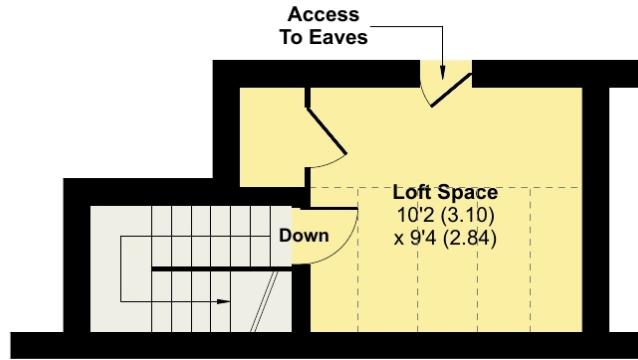
Approximate Area = 927 sq ft / 86.1 sq m

Limited Use Area(s) = 57 sq ft / 5.3 sq m

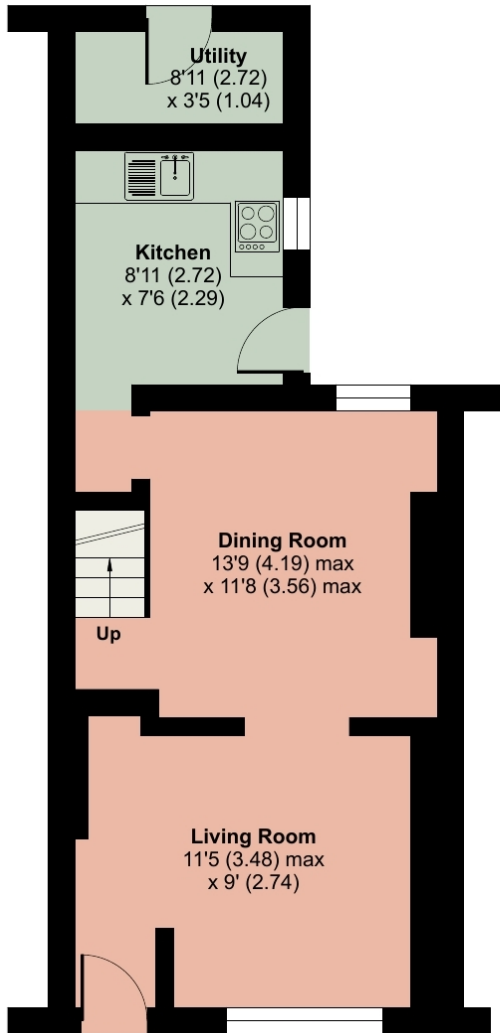
Outbuilding = 28 sq ft / 2.6 sq m

Total = 1012 sq ft / 94 sq m

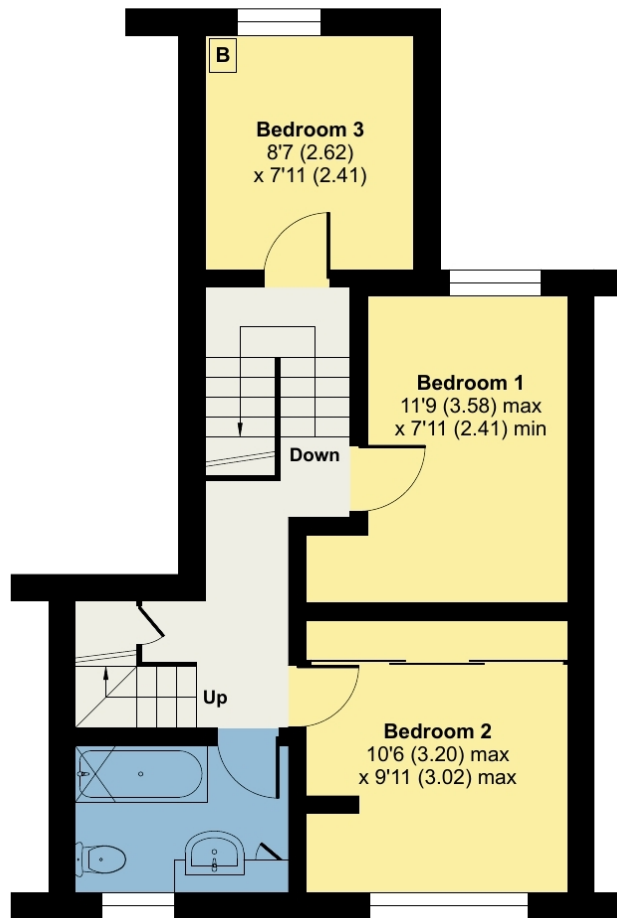
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF804923

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/01/2025.

Request a Viewing Online or Call 01524 737727