12 Tebay Court,, Beaumont Park,
Lancaster, LA1 2HS

12, Tebay Court, Beaumont Park, Lancaster

The property at a glance 3 1 1

- No chain
- Move in ready
- Spacious reception room
- Contemporary bathroom
- Fitted kitchen/dining room
- Ideal for a variety of buyers
- Enclosed sun trap rear garden
- Tenure: Freehold
- EPC Rating Band: D
- Council Tax Band: B

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£200,000

Get to know the property

Welcome to this charming house located in the desirable area of Tebay Court, Beaumont Park, Lancaster. This delightful property offers a perfect opportunity for first-time buyers, families, or those looking to downsize. With a generous 732 square feet of living space, it is move-in ready and presents a blank canvas for you to add your personal touch.

Upon entering, you will find a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere. The fitted kitchen is well-equipped and provides ample space for a dining table, making it an ideal spot for family meals or entertaining friends. A sliding door leads you to the lovely enclosed rear garden, which serves as a sun trap, perfect for enjoying those sunny afternoons.

The property boasts three bedrooms, two of which are generously sized doubles, while the third can serve as a single bedroom or a convenient office space, catering to your needs. The contemporary three-piece bathroom suite adds a modern touch to the home, ensuring comfort and style.

Additionally, the property includes designated parking for one vehicle, providing convenience in this sought-after location. With no onward chain, this home is ready for you to move in and start creating lasting memories. Don't miss the chance to make this lovely house your new home.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Ground Floor

Entrance Hall
UPVC double glazed window, central heating radiator, laminate floor, stairs leading to the first floor, wood single glazed door leading to reception room, UPVC double glazed frosted front door. front door

Reception Room
UPVC double glazed window, central heating radiator, wall mounted electric fire, laminate floor, door to under stairs cupboard, wood single glazed French doors leading to the kitchen/dining room.

Kitchen/Dining Room
UPVC double glazed window, central heating radiator, partial laminate partial lino floor, tile splashback, range of wall and base units, wood affect laminate worktop, stainless steel sink with mixer tap, four ring gas hob, single electric oven, plumbing for dishwasher, concealed Ideal combination boiler, space fridge/freezer, UPVC sliding door leading to the rear.

First Floor

Landing
Smoke alarm, loft access, central heating radiator, doors leading to bedrooms one two three and bathroom.

Bathroom
UPVC double glazed frosted window, extractor fan, half tile walls, dual flush W/C, pedestal sink with mixer tap, L-shaped panelled bath with traditional taps and direct feed overhead shower, lino floor.

Bedroom One
UPVC double glazed window, central heating radiator.

Bedroom Two
UPVC double glazed window, central heating radiator.

Bedroom Three
UPVC double glazed window, central heating radiator, storage cupboard.

Exterior

Front
Laid to lawn, flagged pathway, designated parking space.

Rear
Laid to lawn, paved patio, shed.

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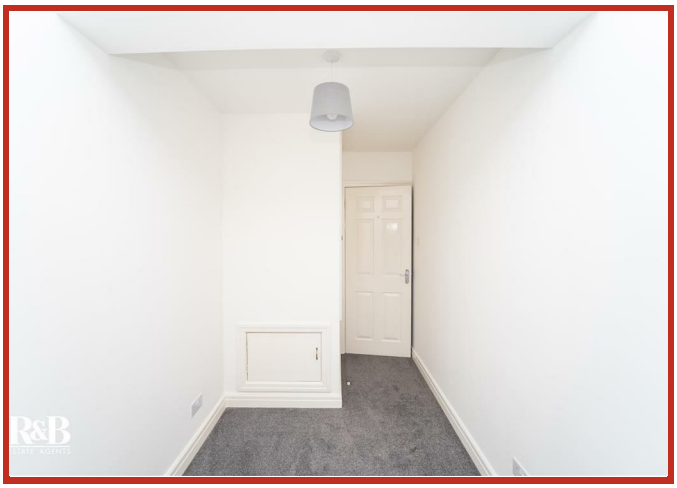

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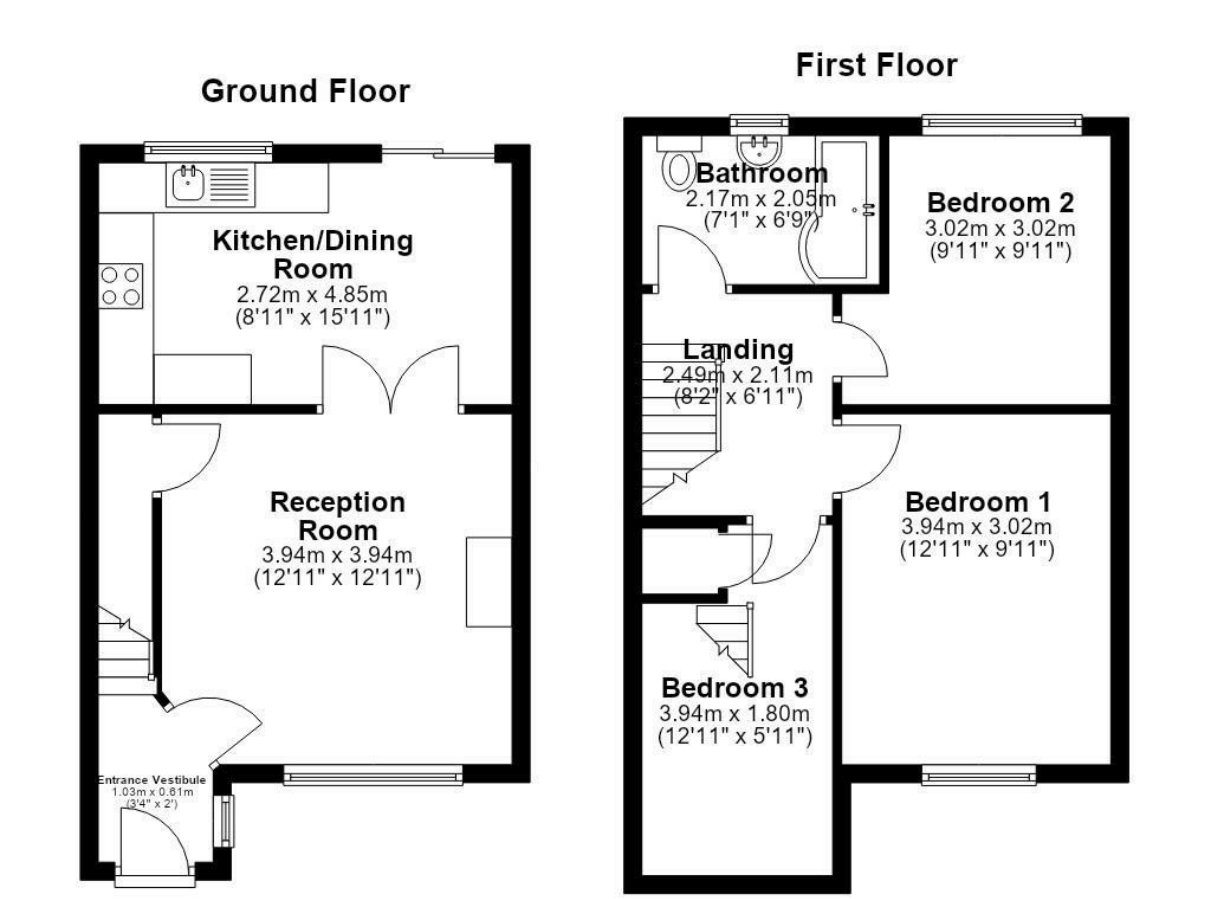
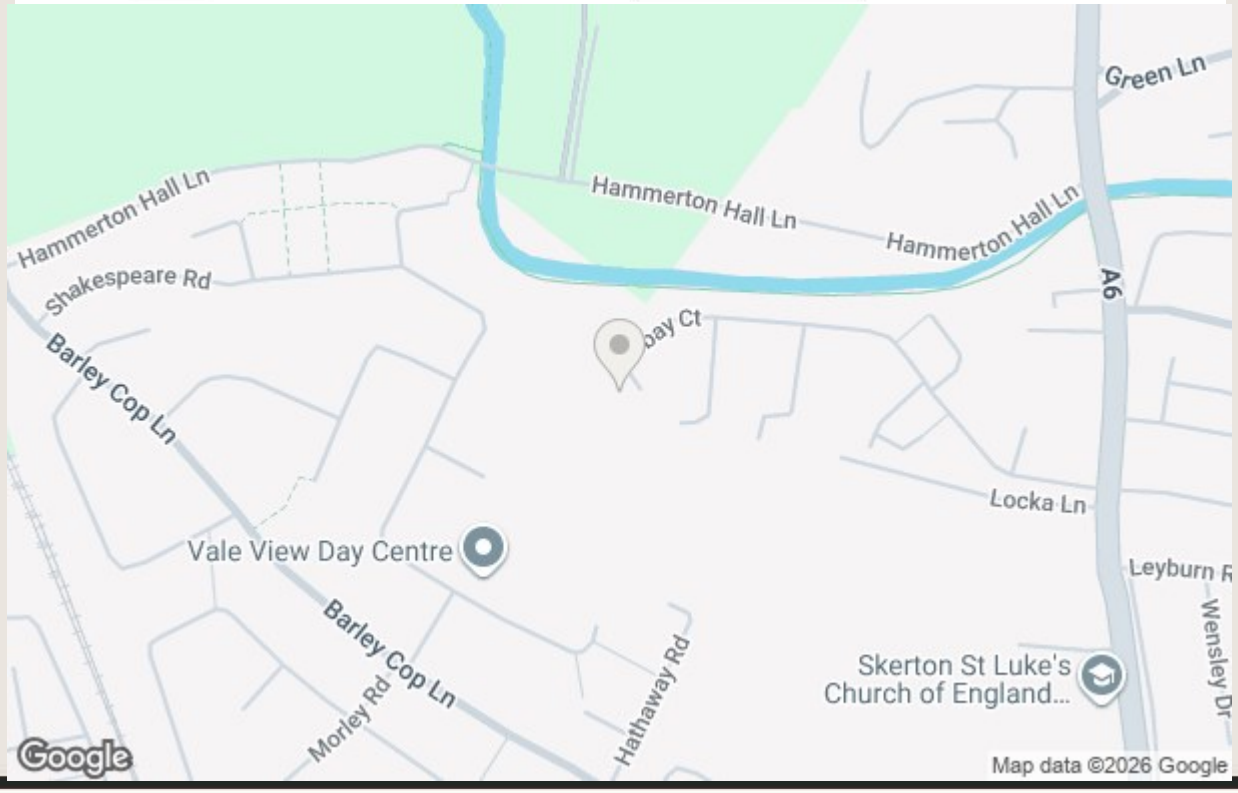
Take a nosey round





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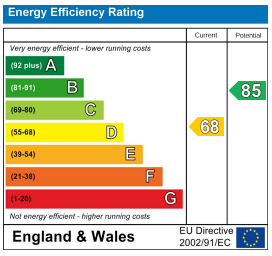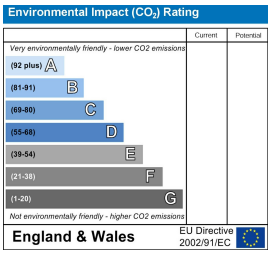
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