







## Inside The Home

Entered via a UPVC double glazed door, this leads into an Entrance Hall, with stairs leading to the first floor and access to the Living areas of this beautiful family home. The Living Room is fitted with a UPVC double glazed window, allowing ample natural light to filter into the home. With a handy understair storage cupboard and wooden French doors leading into the spacious Kitchen Diner, this room seamlessly blends to create a warm and inviting space for entertaining or simply relaxing.

The open plan Kitchen Diner provides a beating heart for this busy family home. Newly installed approximately three years ago, this area is fitted with a range of wall and base units with a complementary butchers block style worktops over and a range of integrated appliances including a four ring gas hob, with an extractor above and an oven below. With plumbing for a washing machine and dishwasher, and space for a fridge freezer. Neatly concealed in a kitchen cabinet, a Vaillant gas boiler can be found, with a UPVC double glazed sliding door providing access to the rear.

On the first floor, three generous Bedrooms can be found. Unlike most terraced home, the third bedroom is larger than average and provides more space for bedroom furniture, as well as additional space or personal items such as children's toys. There is also access to a boarded loft space, via a handy pull down ladder. Completing the first floor, an exquisite three piece bathroom suite, newly installed approximately under 3 years ago can be found, with tiled walls to complement.

Perfect for a range of buyers from first timers, investors to those looking for a lock and leave property in a quiet, discreet area, this stunning home provides for all.

## Let's Take A Closer Look At The Area

Farleton Court is nestled in a quiet area of Beaumont Park and lies close to amenities such as local convenience shops, a local doctors surgery and pharmacy. Highly regarded primary and secondary schools can be found, with both the Girls and Boys Grammar Schools located in the city of Lancaster, perfect for families. With excellent public transport

links including local bus services and Lancaster Train Station, providing access to the West Coast Mainline. With two motorway access points with the Bay Gateway and Junction 34 of the M6, this home is perfect for those who commute. Local idyllic walks are accounted for, with the historic Lancaster Canal a short stroll away and access to the surrounding countryside.

## Let's Step Outside

To the front of the property, a low maintenance slate chipped garden can be found, perfect for potted plants, as well as a handy store cupboard, perfect for muddy boots, as well as outdoor items. An allocated parking space can also be found, with additional visitor parking surrounding. To the rear, the low maintenance theme continues with a laid to lawn garden, with raised borders and a large flagged patio area, perfect for alfresco dining. With secure wooden fencing and a handy wooden shed providing an excellent storage area. The rear garden has undergone extensive works to help drainage, making the land dryer and more useable.

## Services

The property is fitted with a modern gas central heating boiler which has been serviced yearly, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA731772.

## Council Tax

This home is Band B under Lancaster City Council.

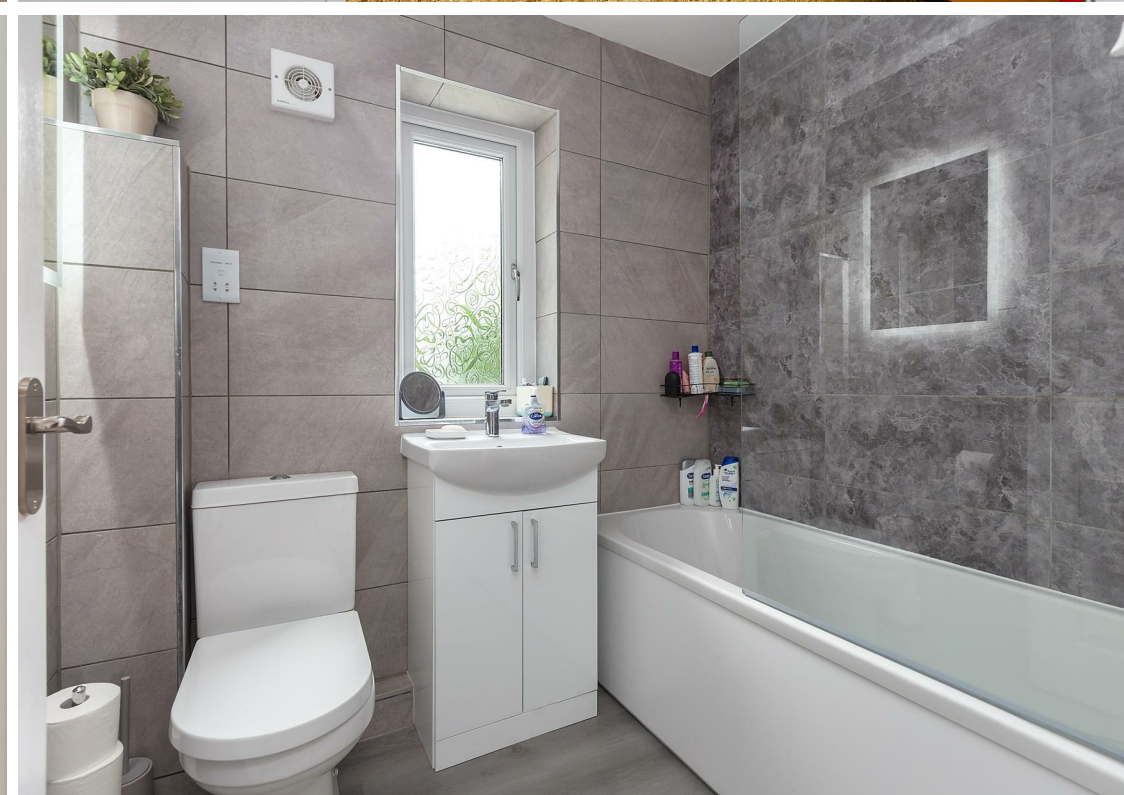
## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

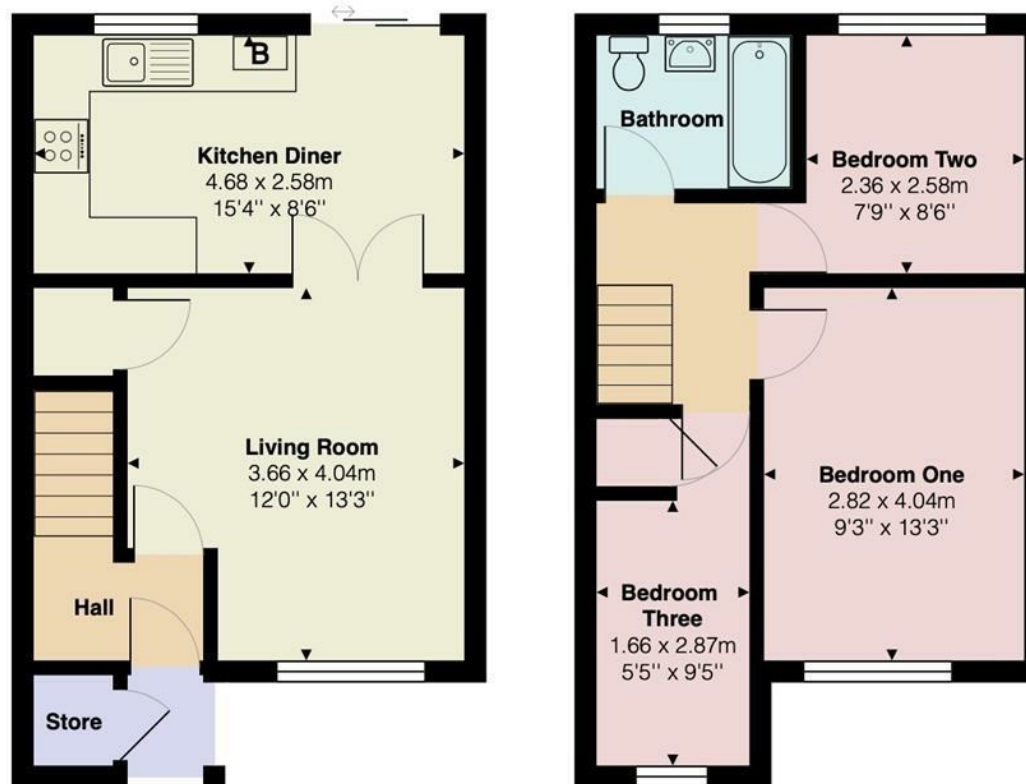












Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Possible                |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 85                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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