



20 Farleton Court  
Beaumont Park, Lancaster,  
LA1 2JZ

20 Farleton Court, Beaumont Park, Lancaster

## ***The property at a glance***

3  1  1 

- Mid Terraced Property
- Three Bedrooms & Fully Boarded Loft
- Spacious Reception Room
- Stylish Kitchen Diner
- Three Piece Bathroom
- Enclosed Rear Garden & Parking
- Tenure: Freehold
- Property Band: B
- EPC:
- Situated In The Historic City Of Lancaster



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# **£220,000**



# Get to know the property



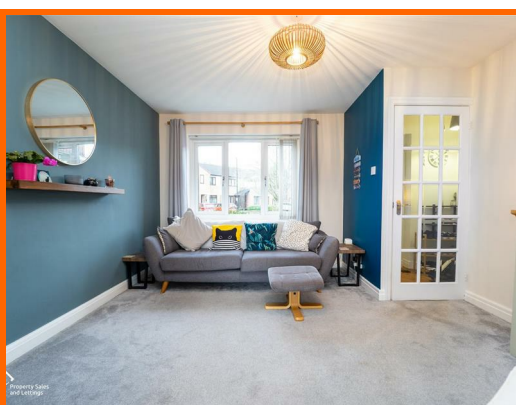
Nestled in the charming area of Beaumont Park, Lancaster, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

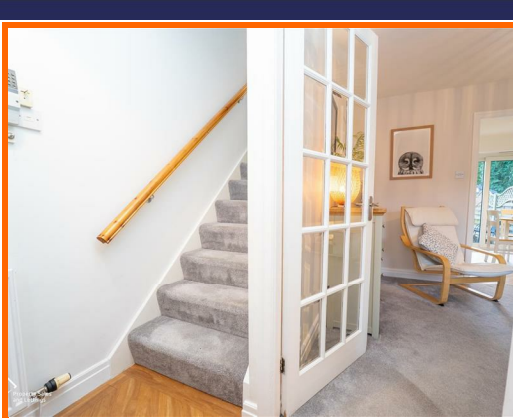
The house features a good-sized garden, providing an excellent outdoor space for relaxation, gardening, or entertaining guests. Imagine enjoying sunny afternoons or hosting barbecues in this lovely setting. Additionally, the property includes one designated parking space, ensuring that you have a secure and convenient place for your vehicle.

Beaumont Park is known for its friendly community and proximity to local amenities, making it a desirable location for both families and professionals. With schools, shops, and parks nearby, everything you need is within easy reach.

This terraced house is not just a property; it is a place where you can create lasting memories. Don't miss the opportunity to make this charming home your own.

For further information, please contact the office at your earliest convenience.





## Entrance

UPVC double glazed frosted door, smoke alarm, central heating radiator, stairs to first floor, door to reception room, vinyl floor.

## Reception Room

UPVC double glazed window, central heating radiator, understairs cupboard, wood single glazed French doors to kitchen.

## Kitchen

UPVC double glazed window, central heating radiator, extractor hood, 4 ring gas hob, electric oven, shaker style units comprising of a range of wall, drawer and base units with laminate work tops, stainless steel sink with mixer tap, concealed 'Vaillant' combi boiler, plumbing for washing machine and dishwasher, space for fridge freezer, UPVC double glazed sliding door to rear.

## Landing

Central heating radiator, loft access, stairs to ground floor, door to bedrooms 1,2,3 and bathroom. Fully boarded loft with pull down ladder.

## Bathroom

UPVC double glazed frosted window, full tiled walls, extractor fan, dual flush WC, wall mounted vanity mixer tap, panelled bath with mixer tap and main feed rinse head, vinyl floor.

## Bedroom 1

UPVC double glazed window, central heating radiator.

## Bedroom 2

UPVC double glazed window, central heating radiator.

## Bedroom 3

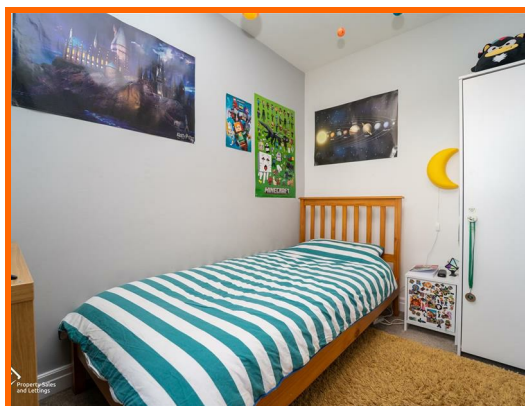
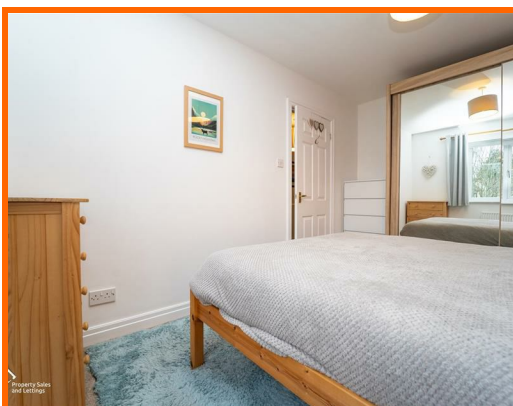
UPVC double glazed window, central heating radiator.

## Front Garden

Slate chips, paving.

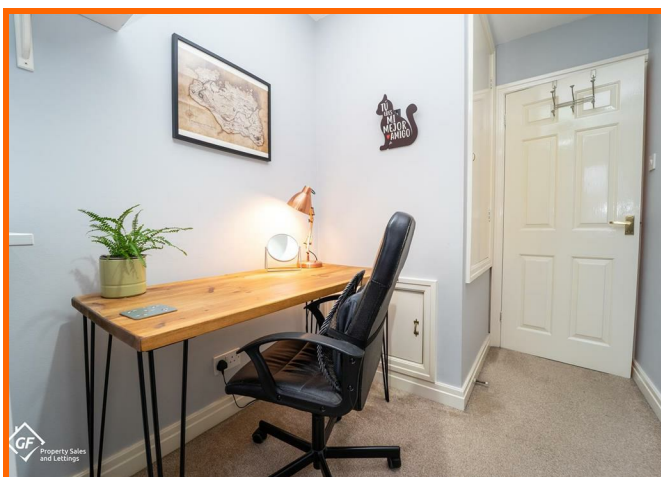
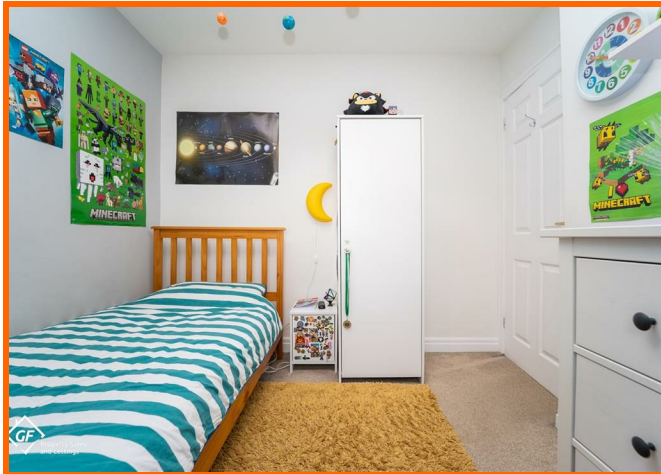
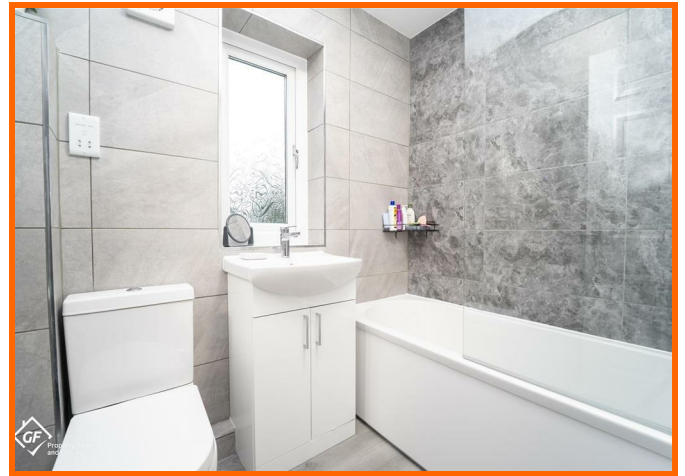
## Rear Garden

Paving, lawn and shrubs.



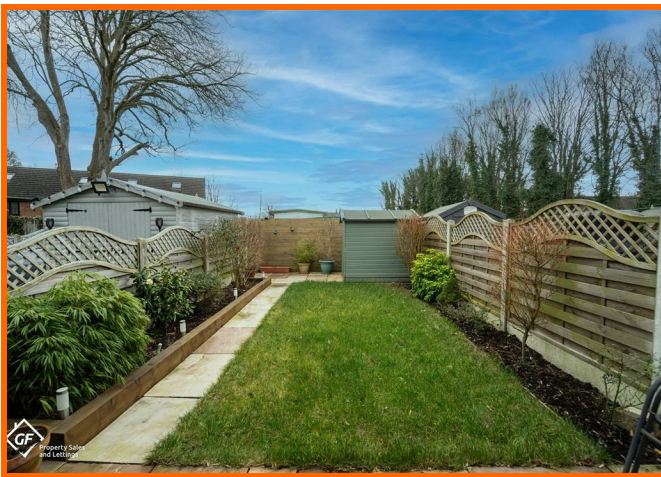


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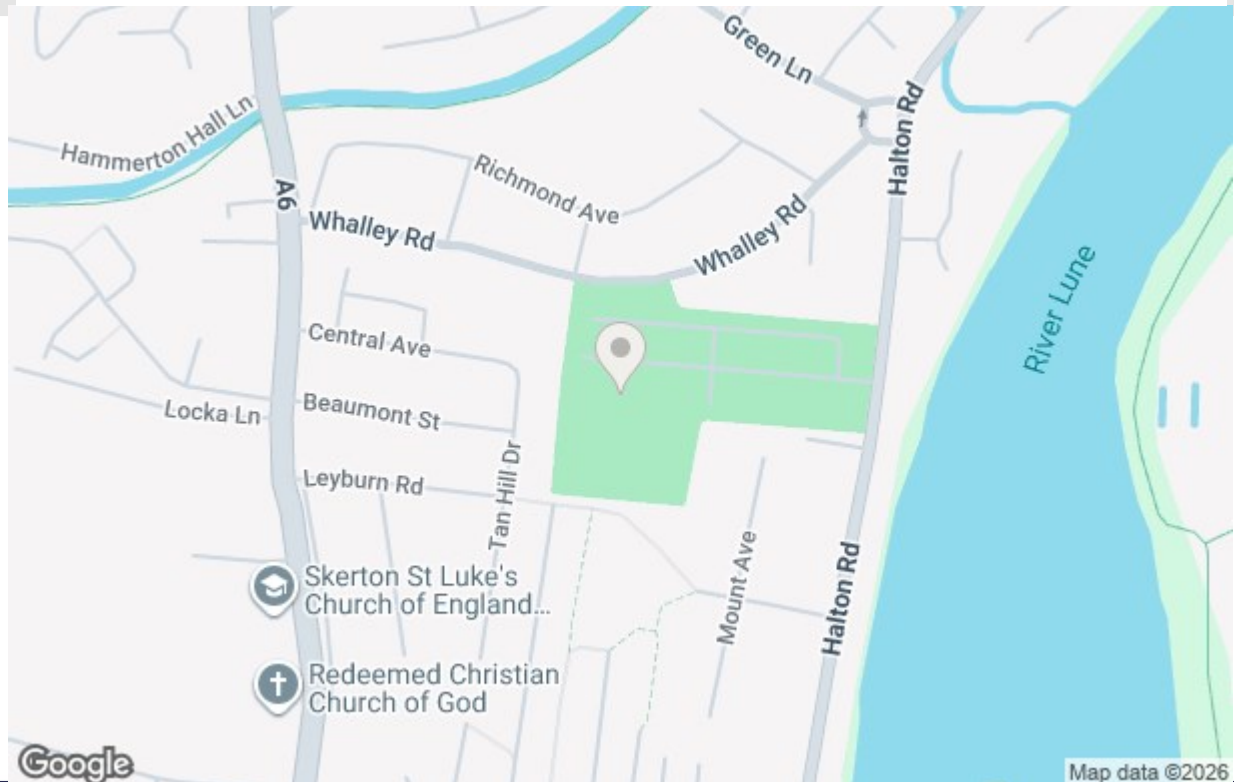
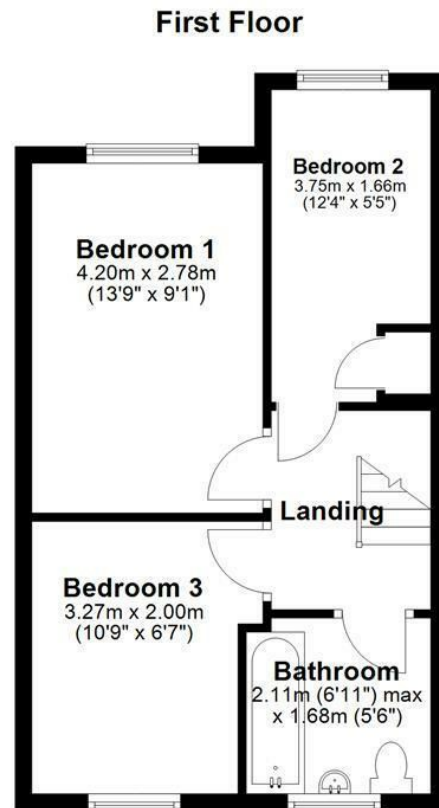
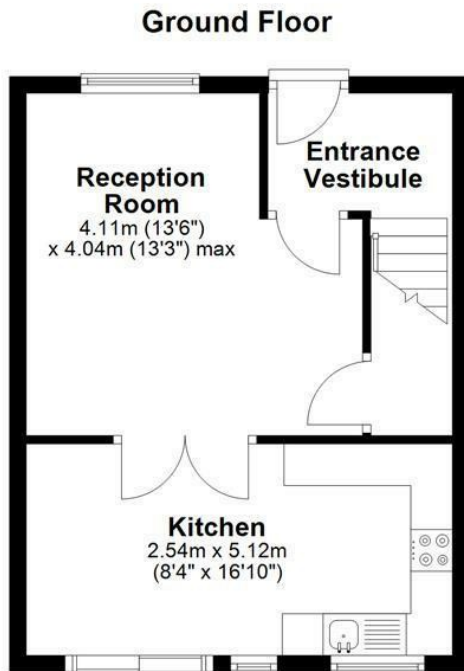
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	