



27 Farleton Court,
Lancaster, LA1 2JZ

27, Farleton Court, Lancaster

The property at a glance

2  1  1 

- Semi Detached Property
- Two Bedrooms
- Spacious Reception Rooms
- Conservatory
- Stylish Kitchen
- 3 Piece Bathroom
- Enclosed Rear Garden
- Tenure: Freehold
- Property Banding: B
- EPC: C



Get in touch today

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£220,000

Get to know the property



Welcome to 27 Farleton Court, a charming semi-detached house located in the picturesque city of Lancaster, Lancashire. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or couples alike.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two well-proportioned bedrooms, each offering ample space and natural light, ensuring a restful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the conservatory, which invites an abundance of sunlight and provides a lovely space to enjoy your morning coffee or unwind with a good book. The south-facing garden is a true gem, offering a private outdoor sanctuary where you can bask in the sun or host summer barbecues with friends and family.

Situated on a corner plot, this home benefits from two designated parking spaces, providing convenience and ease for you and your guests. The location is ideal, with easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a vibrant community atmosphere.

In summary, 27 Farleton Court is a delightful semi-detached house that combines comfort, style, and practicality. With its inviting living spaces, sun room, and lovely garden, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this charming house your new home.

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

Entrance

Hardwood entrance porch.

Porch

Tiled flooring, storage cupboard, UPVC double glazed door to reception room.

Reception Room

UPVC double glazed window, central heating radiator, electric fireplace with wooden mantle, coving, wood laminate floor, French door to kitchen, stairs to first floor.

Kitchen

UPVC double glazed window, stainless steel mixer tap with drain, integrated 4 ring gas and extractor hood, integrated oven, space for washer, dryer, fridge and freezer, wood effect lino floor, UPVC double glazed sliding door to conservatory.

Conservatory

UPVC double glazed windows, electric central heating radiator, laminate flooring, UPVC double glazed door to rear.

Landing

Central heating radiator, loft access, smoke alarm, door to bedrooms 1, 2 and bathroom.

Bedroom 1

UPVC double glazed window, central heating radiator, integrated wardrobe and storage.

Bedroom 2

UPVC double glazed window, central heating radiator.

Bathroom

UPVC double glazed window, central heating radiator, WC, vanity wash basin with mixer, bath with mixer tap, direct feed shower, backlit, heated mirror, fully tiled to complement.

Front Garden

Paved and 2 parking spaces, one to right hand side of property, the other an allocated space to the left of the property.

Rear Garden

Plant beds and paving.

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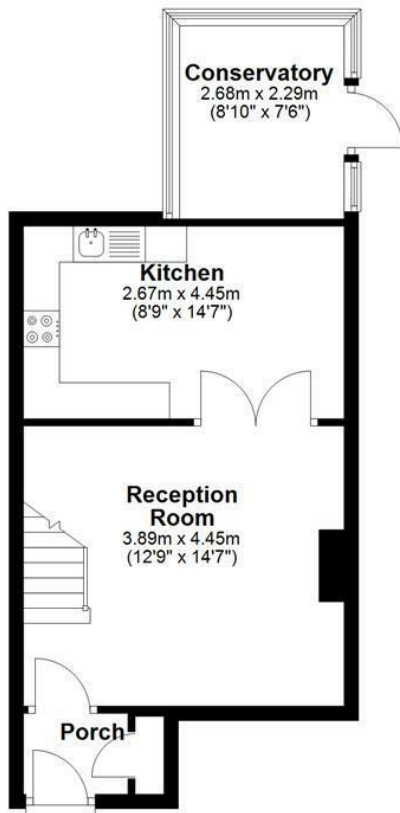


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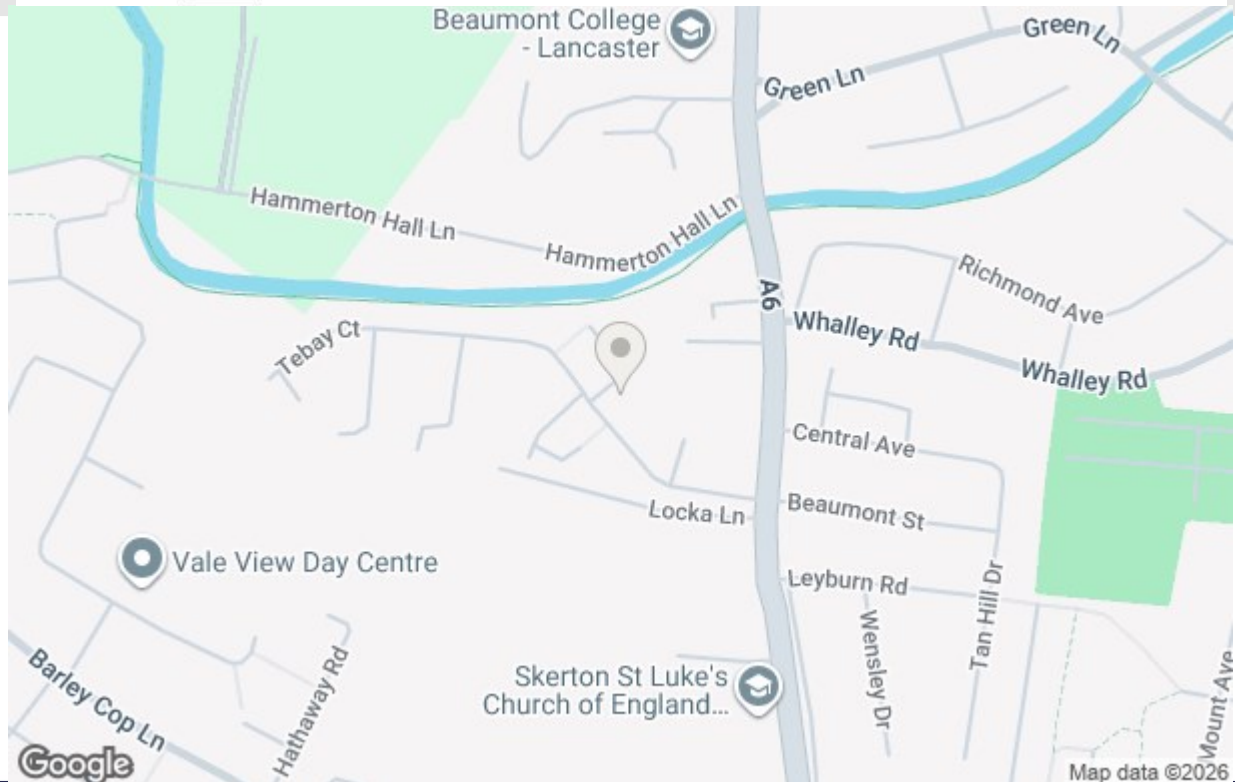
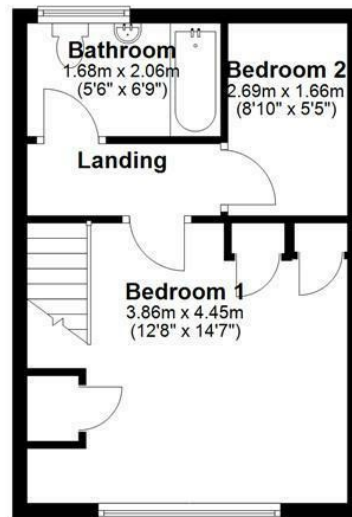
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(65-80) C	73
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) B	87
(65-80) C	
(55-64) D	73
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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