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ESTATE AGENTS

1 Beechwood Gardens, Lancaster,  
LA1 4PH

1, Beechwood Gardens, Lancaster

## The property at a glance 4 2 3

- Spacious Detached Property
- Four Bedrooms/Two Bathrooms
- Three Reception Rooms
- Kitchen & Utility Room
- Gas Central Heating
- Driveway & Garage
- Lovely Rear Garden
- Tenure: Freehold
- Property Band: E
- EPC: C

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**£550,000**

# Get to know the property



Nestled in the charming Beechwood Gardens of Lancaster, this splendid detached house offers a perfect blend of comfort and style. With four spacious bedrooms, the main bedroom features a delightful walk-in closet, providing ample storage and a touch of luxury. The property boasts two well-appointed bathrooms, ensuring convenience for families or guests.

The heart of the home is its three inviting reception rooms, ideal for both relaxation and entertaining. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile spaces cater to all your needs.

Outside, the property benefits from off-street parking and a garage, providing secure and convenient access. The desirable location of Beechwood Gardens enhances the appeal, offering a peaceful environment while remaining close to local amenities and transport links.

This home is a wonderful opportunity for those seeking a spacious and well-designed property in a sought-after area. Don't miss the chance to make this delightful house your new home.

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





### Vestibule

2 x UPVC double glazed stained windows, UPVC double glazed stained door, tiled floor, wood single glazed frosted wood window, single glazed frosted door to hall.

### Hall

Central heating radiator, stairs to first floor, doors to reception rooms 1 & 2, kitchen and bathroom.

### Reception Room 1

UPVC double glazed window, central heating radiator, electric fire with marble hearth and surround.

### Reception Room 2

UPVC double glazed sliding door to rear, central heating radiator, coving, open to reception room 3.

### Reception Room 3

2 x UPVC double glazed windows, central heating radiator, loft access.

### Kitchen

UPVC double glazed window, central heating radiator, tiled splash back, shaker wall and base units, marble effect laminate units, stainless steel sink with mixer tap, 4 ring gas hob, double electric oven, lino floor, door to utility.

### Utility

UPVC double glazed frosted window, UPVC double glazed frosted door to rear, panelled in wall and base units, marble effect laminate units, stainless steel sink with traditional taps, plumbing for washing machine, tiled floor.

### Bathroom

UPVC double glazed frosted window, central heating towel rail, fully tiled, main feed corner shower, low rise WC, pedestal wash basin with traditional taps, tiled floor.

### Landing

Smoke alarm, loft access, doors to bathroom, bedroom 1-4, stairs to ground floor.

### Bathroom

UPVC double glazed frosted window, central heating radiator, half tiled to complement, panelled bath with traditional taps, low rise WC, lino floor.

### Bedroom 1

UPVC double glazed window, central heating radiator, door to closet.

### Closet

Central heating radiator, wardrobes.

### Bedroom 2

UPVC double glazed window, central heating radiator.

### Bedroom 3

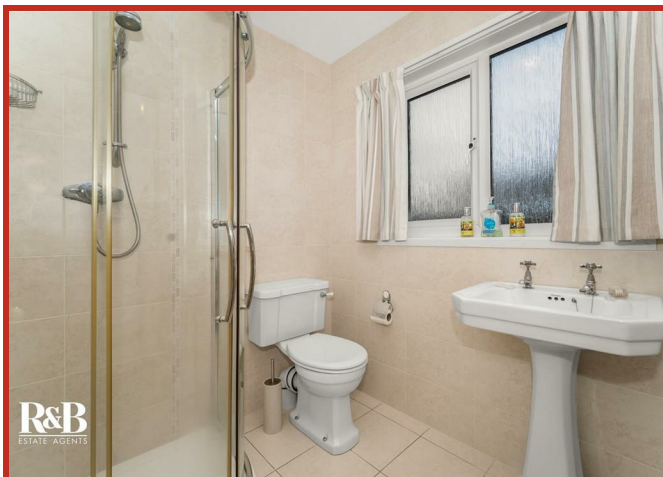
UPVC double glazed window, central heating radiator.

### Bedroom 4

UPVC double glazed window, central heating radiator.



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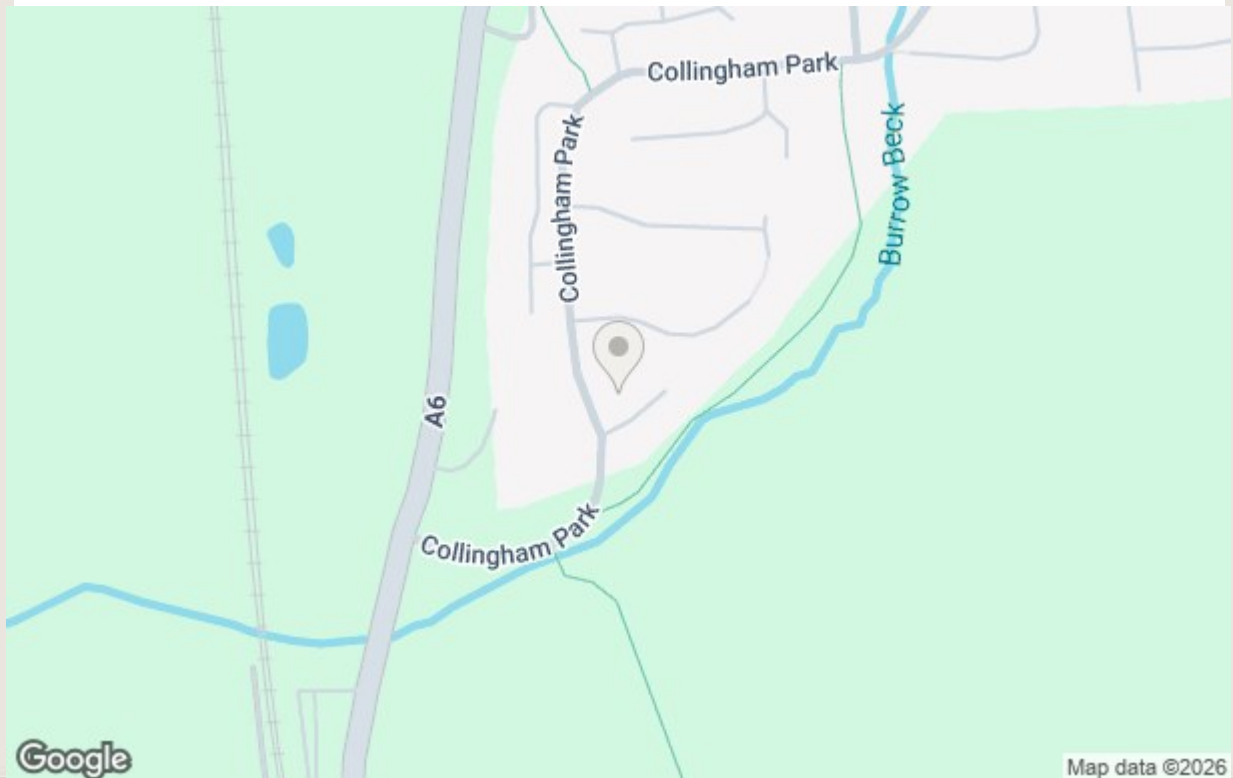
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# Take a nosey round



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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>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	82

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>		
(69-80) <b>C</b>		
(55-68) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	