

HOUSECLUB
ESTATE AGENCY

30 Beaumont Street, Lancaster, LA1 2JE

£150,000









The accommodation

Entering to the front elevation through the front door into the porch, you'll be struck by the many period features already on show. The welcoming entrance hallway affords a decorative picture rail and ceiling coving and the lounge has wood laminate flooring and yet more of these exquisite features. Next is the dining room with it's big stone fireplace and feature LED backed wood panel wall and the ground floor is completed by a state of the art kitchen with wall and base units, a recess sink and drainer and integrated appliances including a washing machine, an electric oven and an induction hob. The first floor continues the beautifully appointed accommodation and the landing leads to a reconditioned three piece bathroom suite in white comprising a vanity wash hand basin, a low flush WC and a space save bath with an overhead shower to mixer taps. This is all complemented by a panel radiator and ceiling downlighting. Moving on the second bedroom is spacious and versatile and the master bedroom is quite superb. Large enough to incorporate a walk in dressing area and intelligently designed to provide a media wall it really does bring some wow factor to this already great property.

Lets look outside

The property has an attractive and private, sun trap paved rear yard with gated access.

The location

Lying to the north of the River Lune, the attractive property sits in a convenient location to access a wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the University of Lancaster and the Bay Gateway is within 2/3 minutes meaning access to the M6 is nice and easy. The aforementioned River Lune is nearby, as is Lancaster Canal for those beautiful evening walks.

The situation

This property is for sale with no onward chain and full vacant possession.

Services

The property is serviced with gas, electricity, mains water and drainage. Fibre broadband is available and the relatively new Worcester boiler is situated in the kitchen.

Tenure

The property is Freehold with title number LA743249.

Council Tax

Band A via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

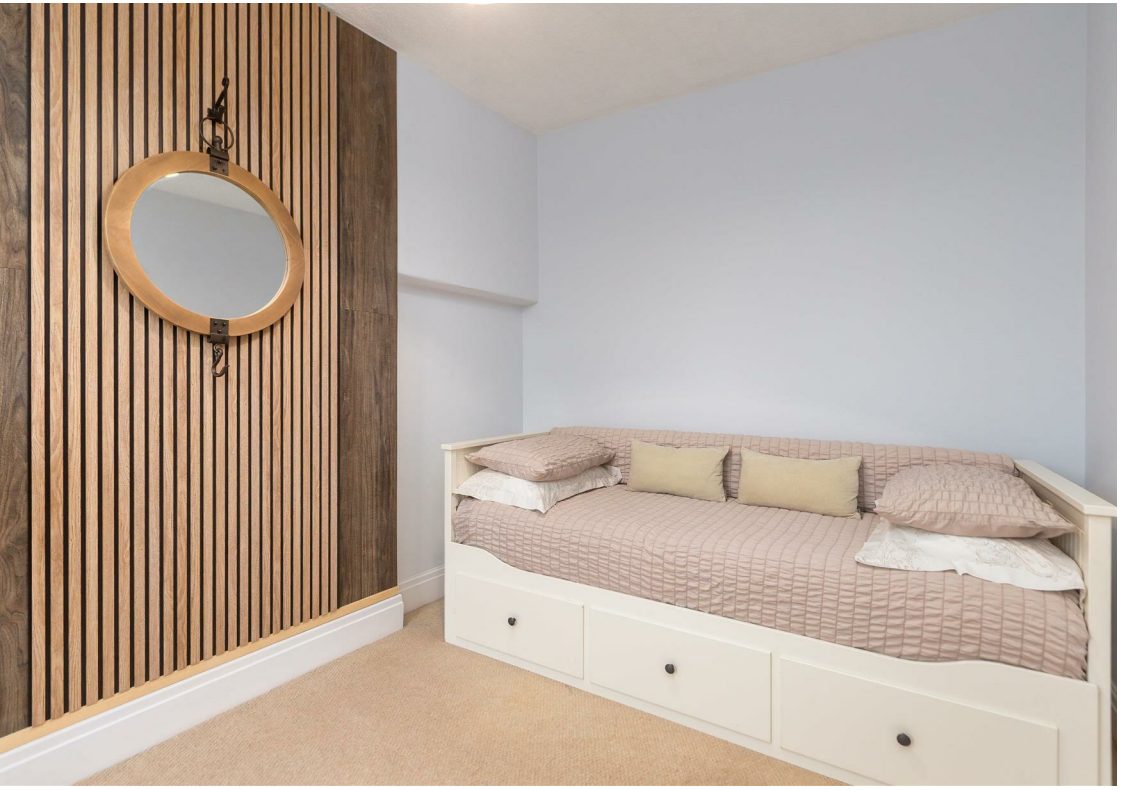
Energy Performance Certificate

Band D, valid until September 2029. A full copy is available either online or by contacting our sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

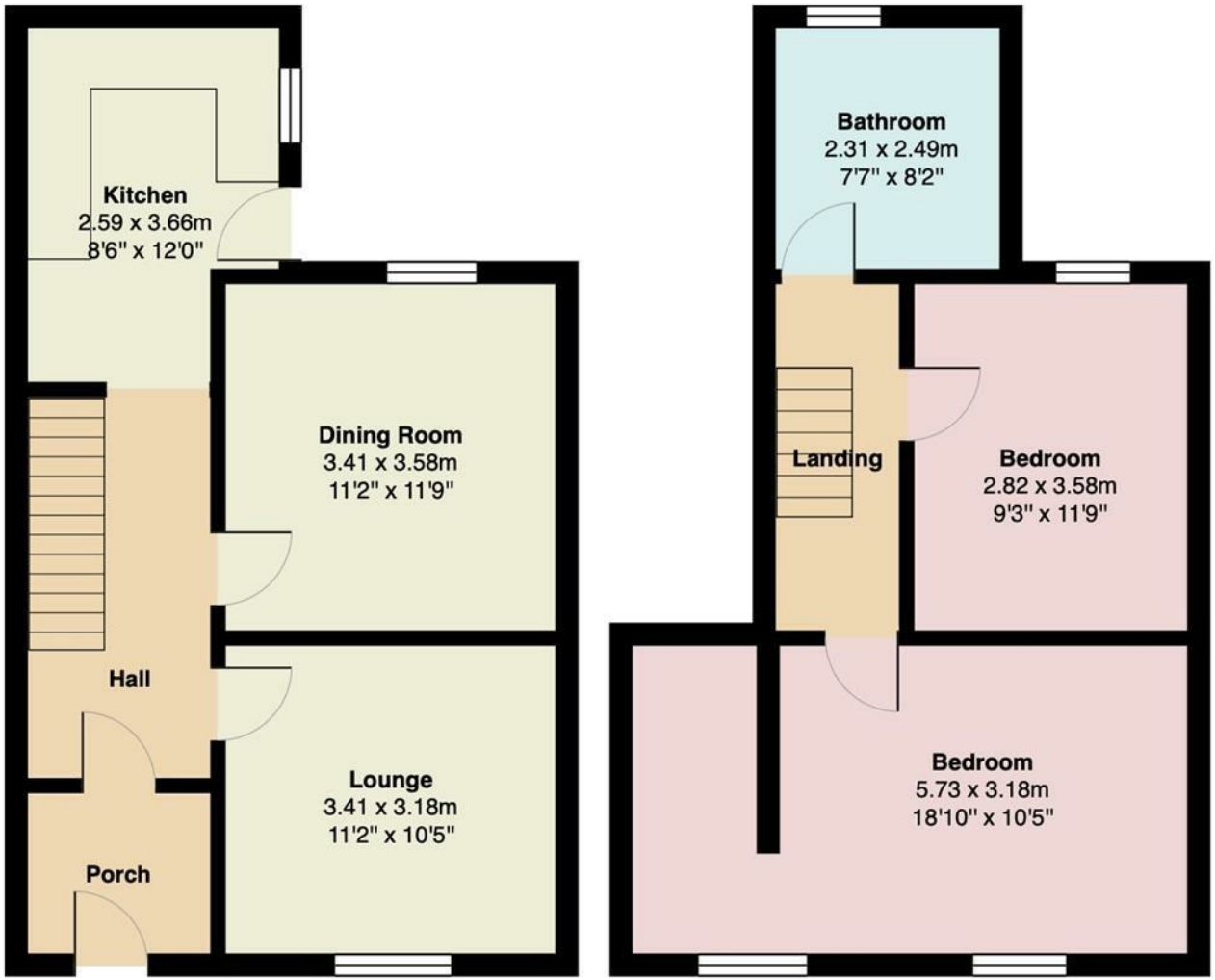


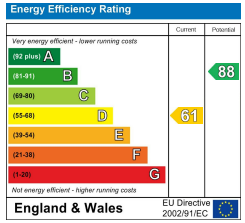












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Tel: 01524 771888
Email: info@houseclub.co.uk
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