



## 5 Beaumont Street

Lancaster, LA1 2JE

3 Bedroom Mid Terrace House close to amenities & transport links

6.01.2012 Reduced From £79,950 to:-

**NO CHAIN £74,950 NO CHAIN**

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## Description

A stone fronted mid terrace house situated on Beaumont Street just off the A6 to Lancaster with public transport links. The accommodation comprises 2 reception rooms, kitchen, 3 bedrooms, shower room and a basement which is useful as storage. The property also benefits from majority gas central heating and a rear yard. Conveniently located but requiring some works of modernisation, this property is ideally suited we feel for investment or those prepared to considerably modernise a property.

## Entrance

Timber casement obscured single glazed panelled door leading to: -

## Entrance Vestibule

Timber casement obscured single glazed panelled door leading to: -

## Entrance Hall

Stairs to first floor landing. Central heating radiator. Coved ceiling. Ceiling light point.

## Lounge

**Approx 3.21m x 3.21 (10'06" x 10'06")**

Fireplace with gas fire. Timber casement single glazed window. Cupboard housing gas meter. Television aerial point. Coved ceiling. Power and light.

## Dining Room

**Approx 3.49m x 3.46m (11'05" x 11'04")**

Fireplace with gas fire. Central heating radiator. Timber casement single glazed window. Coved ceiling. Power and light. Door leading to: -

## Kitchen

**Approx 5.05m x 2.47m (16'06" x 8'01") maximum.**

Single drainer sink. Base units with working surfaces incorporating 4 ring electric hob with oven beneath. Plumbed for automatic washing machine. Splash back tiling. Dual aspect timber single glazed window. Aluminium obscured single glazed door leading to rear garden door leading to basement. Power and light.

## First Floor Landing

Built-in storage cupboard. Ceiling light point.

## Bedroom 1

**Approx 4.18m x 3.17m (13'04" x 10'04")**

Timber casement single glazed window. Central heating radiator. Coved ceiling. Power and light.

## Bedroom 2

**Approx 3.53m x 3.23m (11'06" x 10'10")**

Timber casement single glazed window. Fitted wardrobes providing hanging and shelving space. Power and light.

## Bedroom 3

**Approx 2.40m x 2.03m (7'10" x 6'08")**

Timber casement single glazed window. 'Vaillant' Gas boiler. Central heating timer. Ceiling light point.

## Shower Room

3 Piece suite with WC, pedestal wash basin and walk-in shower. Part tiled walls to complement. Timber casement obscured single glazed window. Central heating radiator. Extractor fan. Light point.

## Outside

Concrete yard with shrub border and walled surround.

## Tenure: Freehold

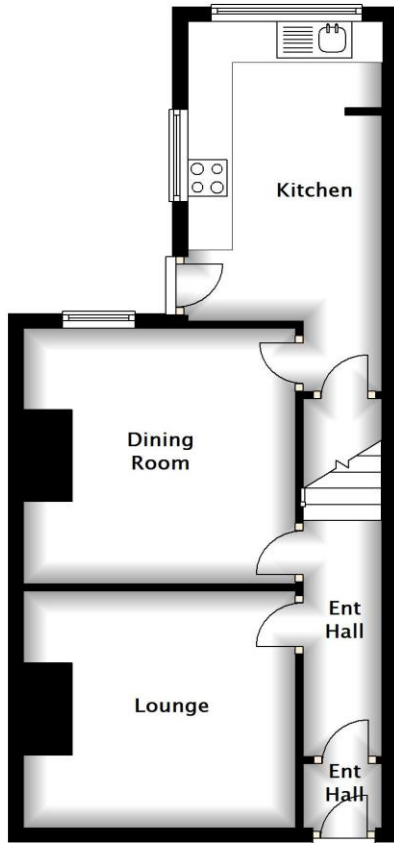
## Property Banding:

21.12.2011 Ref. 3639

IMPORTANT: Photographs are reproduced for general information only therefore it must not be inferred that any items shown are included for sale within the property.

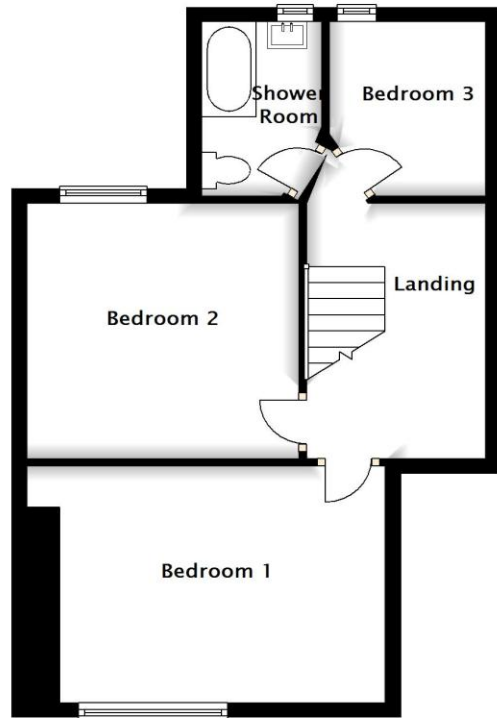
### Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser, The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. GF Property Sales.  
Plan produced using The Mobile Agent.

**Viewing by appointment please telephone 01524 401 402**

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