





Inside The Home

Entered by a UPVC double glazed, a spacious Entrance Hall awaits. With stairs leading to the first floor and a handy under storage cupboard. To the left, a large open plan Living Area can be found centred around a living flame gas fireplace with decorative stone surround. With dual UPVC double glazed windows filling this spacious room with ample natural light, there is plenty of space for a Dining Area. A generous Kitchen Diner can also be found, fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring gas hob with an extractor above, a high-rise double oven and integrated fridge and separate under counter freezer. This proceeds into a generous Utility Room, providing plumbing for a washing machine, and a handy ground floor WC and a walk-in storage room housing a modern gas central heating boiler (Installed in the last two years).

To the first floor, three generous double Bedrooms can be found providing ample space for a growing family, with each room benefiting from built-in wardrobes. On the landing, a handy storage cupboard can also be found providing additional storage as well as a modern Shower Room, fitted with a large walk-in shower with glass surround.

Lovingly maintained during its time of ownership, the property was re-pebble dashed in 2018, and the Shower room and ground floor WC were installed in 2017. Offered to the market with No Chain, this blank canvas provides ample space for any growing family. Requiring some modernisation this stunning home is packed full of potential and is perfect for a range of buyers including first time buyers, young families and investors alike.

Let's Take A Closer Look At The Area

Located on the outskirts of the historic market town of Carnforth, this property has a plethora of amenities including a selection of highly regarded primary and secondary schools. Exceptional transport links are provided with the M6 motorway, local bus routes and Carnforth Train Station a short distance away, providing access to the West Coast mainline. With a range of local and national shops, dentists, doctors and no fewer than three supermarkets, this home is perfectly

placed within a 20 minute drive to the Lake District and the Yorkshire Dales National Parks.

Let's Step Outside

To the front of the property, a laid to lawn garden can be found with mature planted hedges and decorative borders. A block paved driveway (please note, the curb is not dropped) provides off road parking for two cars. With a matching block paved pathway providing access to the front and side of this home. To the rear, a generous garden can be found with a mixture of laid the lawn and planted arrangements, providing the perfect backdrop for alfresco dining or simply sitting out on a warm sunny day. With privacy hedging, there is ample space to create your own tranquil retreat.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA843251.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

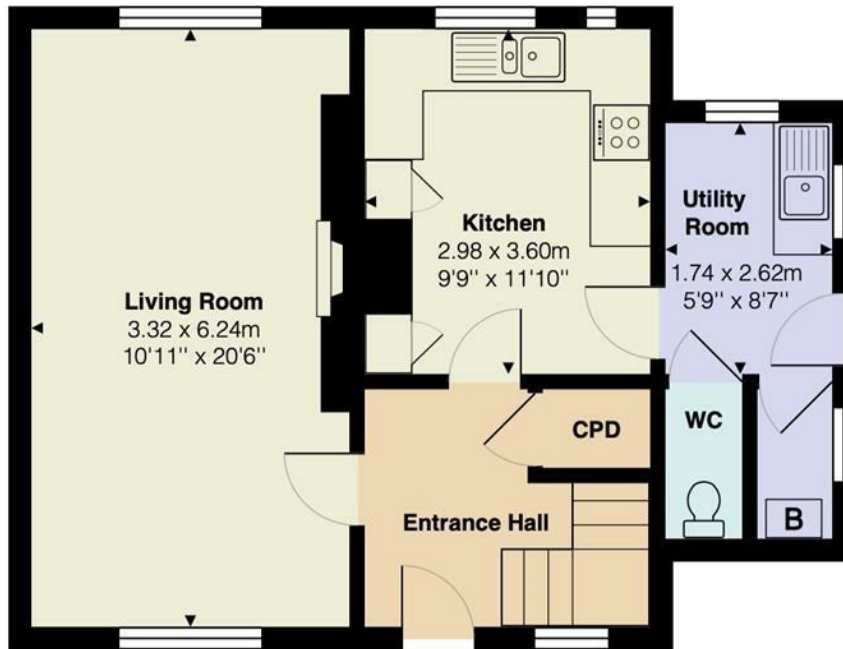
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

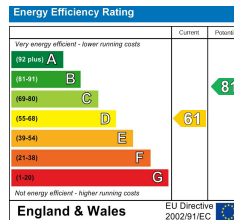
View online or for more information contact our office for details.







Total Area: 91.7 m² ... 987 ft²



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