

HOUSECLUB
ESTATE AGENCY

5 Haws Avenue, Carnforth, LA5 9DH

£220,000






BEER
GARDEN



Inside The Home

The accommodation begins with a bright Entrance Hall fitted with a handy built in Utility Area. A generous Living Room benefits from a UPVC double-glazed window, allowing plenty of natural light to flood the space. The spacious Kitchen is fitted with a range of wall and base units, with complementary worktops and a selection of integrated appliances, including a four ring gas hob with extractor hood above, a double high-rise oven and integrated dishwasher. A convenient breakfast bar provides an ideal space for informal dining, while double doors open into a large Dining Conservatory, creating an excellent additional reception space with further double doors leading directly out to the rear garden. The ideal space for a growing family.

To the first floor, the property offers three generous Bedrooms, alongside a three piece family Bathroom suite complemented by tiled surrounds.

This beautiful home provides a blank canvas perfect creating a home of your dreams.

Let's Take A Closer Look At The Area

Situated in the popular market town of Carnforth, the property enjoys convenient access to a wide range of local amenities, including a choice of shops, three supermarkets, cafés and restaurants. The town also benefits from two local doctors and two dental practices, while the surrounding countryside offers an abundance of opportunities for walking and enjoying the great outdoors. With selection of highly regarded primary and secondary schools, Carnforth is the ideal choice for families, whilst excellent transport connections provide easy access to the surrounding towns and villages. Carnforth railway station is particularly convenient, offering regular services and connections to the West Coast Main Line, whilst the M6 motorway is just a short drive away, providing excellent links north and south.

Let's Step Outside

Externally, the property continues to impress. To the front, there is off-road parking for approximately three vehicles, with a mature hedge providing a good degree of privacy. To the rear, a large wooden summer house offers excellent additional storage. The tiered rear garden has been designed with ease of maintenance in mind, featuring artificial grass, mature planted borders and secure fencing. A paved and stone-chipped patio area provides ample space for outdoor furniture and alfresco dining, making this an ideal space for relaxing and entertaining.

Services

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

Tenure

The property is Freehold. Title number: LAN37103.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band D. For more information, please see online or contact our 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






CHERRIES
HAPPY

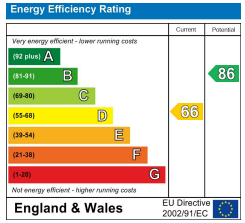




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Total Area: 82.7 m² ... 890 ft²



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